

Municipal Self- Assessment for Bedminster Township

February 2008

Prepared by

**Bedminster Township Plan Endorsement
Citizens' Advisory Committee**

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MUNICIPAL SELF-ASSESSMENT FOR BEDMINSTER TOWNSHIP

INTRODUCTION

On January 2, 1985 Governor Thomas Kean signed into law the State Planning Act. The Act formalized the State Planning Commission and directed that body to develop the *State Development and Redevelopment Plan* (State Plan) through a process identified as Cross-Acceptance. The Act also set forth a series of goals and principles in which the State Plan must adhere.

The State Plan adopted in 1992 and the readopted Plan in 2001 responds to the principles of the Act and establishes a vision for the future of New Jersey. It is intended to serve as a guide for how public policy decisions should be made at all levels of government to achieve the goals of the State Planning Act. The State Plan identifies these goals as well as strategies and public policy measures that, when applied flexibly by all levels of government, will shape growth in ways that will help achieve the intent and purpose of the State Planning Act.

One of the methods local governments can utilize to implement the goals and principles of the State Plan are by achieving consistency with the State Plan. To this end the State Planning Commission has created Plan Endorsement a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts in achieving the goals and policies of the State Planning Act.

The State Plan provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates the planning initiatives of the state agencies. It is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

Having participated in a pre-petition meeting with the Office of Smart Growth and State agencies the Township of Bedminster has formulated an ad hoc Plan Endorsement Advisory Committee including a member of Township Committee, member of the Planning Board, a member of the Environmental Commission and two members of the general public. This group has prepared this draft municipal assessment for public consumption and comment. Upon reviewing the comments received the committee will seek the Township Committee's agreement to forward it to the Office of Smart Growth for a State Opportunities and Constraints Assessment.

There are four reasons for the Township filing for Plan Endorsement. The first has to do with the requirement of the Highlands Act which requires municipality to conform to the Highlands Master Plan for those areas within the preservation area. Being in this position and with the Highlands Master Plan not completed the Township decided to enter the Plan Endorsement process for the whole Township rather than wait for the Highlands Master Plan. The Township understands that the Council and the State Planning

Commission will enter into an arrangement where Plan Endorsement will be accepted by the Council as conformance.

Also aligned with this reason is the long standing planning history the Township has had with the State Planning Commission as demonstrated in the Township's first consistency review, the amicus brief from the State Planning Commission in the Kirby case and the designation of Bedminster as a Village Center and Pluckemin as a Towns Center.

The third reason for Plan Endorsement is the expiration of the center designation of Bedminster and Pluckemin. Under a proposed rule the two entities will sunset on January 7, 2008, but they also can be temporarily maintained if the Township enters the Plan Endorsement process and applies to maintain them.

Finally, it is the Township's belief that Plan Endorsement will assist the Township in achieving its long term vision. As summarized in this report in 2003 the Planning Board through a public process adopted a vision for the Township as part of the Master Plan update. It is our belief developing a process of coordination with State, County and adjacent municipalities that vision can be best served and achieved.

LOCATION AND REGIONAL CONTEXT

Bedminster Township is located in the northwestern portion of Somerset County. Figure 1 provides the regional location of the Township and its relationships to adjacent municipalities and counties.

Bedminster is bisected by two interstate highways (I-287 and I-78) and two major state highways Route 206 which originates in Hammonton, Atlantic County and terminates at the New York State line in Montague Township, Sussex County. It is also traversed by Route 202 which comes into Delaware Township, Hunterdon County from Pennsylvania and terminates at the New York State Line in Mahwah, Bergen County.

Of the 16,876.52 acres in the Township 36.9% of the Township is in cropland and pasture land and another 23.2% is in deciduous forest. Approximately 7.8% of the Township is in coniferous forests. Another 4.7% of the Township is in mixed forest.

Pluckemin, Bedminster village and Pottersville are the main settlements in the Township. Pluckemin and Bedminster are along the southeast portion of the Township in close proximity to the Interstates and major routes of 206 and 202. These areas and other forms of development in the Township only account for 18.1% of the land area. Table 1 provides a detailed breakdown of Township by Land Use Land Cover.

Table 1 Bedminster 2002 Land Use Land Cover

	Total	%
AGRICULTURAL WETLANDS (MODIFIED)	164.39	1.0
AIRPORT FACILITIES	31.95	0.2
ARTIFICIAL LAKES	55.42	0.3
ATHLETIC FIELDS (SCHOOLS)	24.77	0.1
BRIDGE OVER WATER	1.04	0.0
CEMETERY	12.12	0.1
COMMERCIAL/SERVICES	229.47	1.4
CONIFEROUS BRUSH/SHRUBLAND	843.76	5.0
CONIFEROUS FOREST (>50% CROWN CLOSURE)	374.68	2.2
CONIFEROUS FOREST (10-50% CROWN CLOSURE)	81.21	0.5
CONIFEROUS SCRUB/SHRUB WETLANDS	8.95	0.1
CONIFEROUS WOODED WETLANDS	1	0.0
CROPLAND AND PASTURELAND	5,701.36	33.8
DECIDUOUS BRUSH/SHRUBLAND	57.59	0.3
DECIDUOUS FOREST (>50% CROWN CLOSURE)	2,373.74	14.1
DECIDUOUS FOREST (10-50% CROWN CLOSURE)	673.67	4.0
DECIDUOUS SCRUB/SHRUB WETLANDS	15.85	0.1
DECIDUOUS WOODED WETLANDS	835.51	5.0
DISTURBED WETLANDS (MODIFIED)	1.9	0.0
FORMER AGRICULTURAL WETLAND (BECOMING SHRUBBY, NOT BUILT-UP)	4.9	0.0
HERBACEOUS WETLANDS	4.79	0.0
INDUSTRIAL	1.73	0.0
MAJOR ROADWAY	177.81	1.1

MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE	5.82	0.0
MIXED DECIDUOUS/CONIFEROUS BRUSH/SHRUBLAND	792.87	4.7
MIXED FOREST (>50% CONIFEROUS WITH >50% CROWN CLOSURE)	294.31	1.7
MIXED FOREST (>50% CONIFEROUS WITH 10-50% CROWN CLOSURE)	132.66	0.8
MIXED FOREST (>50% DECIDUOUS WITH >50% CROWN CLOSURE)	218.65	1.3
MIXED FOREST (>50% DECIDUOUS WITH 10-50% CROWN CLOSURE)	128.31	0.8
MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)	9.41	0.1
MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)	4.62	0.0
MIXED URBAN OR BUILT-UP LAND	1.55	0.0
MIXED WOODED WETLANDS (CONIFEROUS DOM.)	6.81	0.0
MIXED WOODED WETLANDS (DECIDUOUS DOM.)	3.49	0.0
OLD FIELD (< 25% BRUSH COVERED)	283.84	1.7
ORCHARDS/VINEYARDS/NURSERIES/HORTICULTURAL AREAS	45.61	0.3
OTHER AGRICULTURE	496.27	2.9
OTHER URBAN OR BUILT-UP LAND	373.17	2.2
PLANTATION	19.6	0.1
RECREATIONAL LAND	361.53	2.1
RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING	271.28	1.6
RESIDENTIAL, RURAL, SINGLE UNIT	1,263.09	7.5
RESIDENTIAL, SINGLE UNIT, LOW DENSITY	198.78	1.2
RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY	75.56	0.4
STORMWATER BASIN	15.51	0.1
STREAMS AND CANALS	120.75	0.7
TRANSITIONAL AREAS	51.23	0.3
TRANSPORTATION/COMMUNICATION/UTILITIES	16.36	0.1
UPLAND RIGHTS-OF-WAY UNDEVELOPED	6.82	0.0
WETLAND RIGHTS-OF-WAY	1.04	0.0
Total	16,876.52	

DEMOGRAPHICS

DEMOGRAPHIC AND HOUSING SUMMARY

INTRODUCTION

This element presents general demographic, housing and employment information for Bedminster Township and analyzes the changes that have occurred over time in population, housing and income characteristics. Although past trends do not necessarily guarantee those of the future, they do provide an historic sense of direction and call attention to emerging trends.

It also identifies population, house hold and employment forecasts which are the preferred by the Township.

SUMMARY OF DEMOGRAPHIC TRENDS

The demographic trends in the Township between 1990 and 2000 can be summarized as follows.

Population

1. From 1990 to 2000 Bedminster experienced a 17.2 percent population increase (1,218 persons) compared to Somerset County's 23.4 percent increase.
2. From 1990 to 2000 Bedminster Township and Somerset County's main population growth was in the 35-44 age cohorts, the "baby boom" generation. The 35-44 age cohorts increased from 19.0 percent of the population to 22.3 percent in the Township. The 45-54 age cohorts increased from 11.0 percent to 16.2 percent.
3. During this same time period, there were large population increases in the 5-17 age cohorts, also known as the "baby boom echo" generation. The 5-17 age cohorts increased from 10.0 percent to 12.3 percent of the population.
4. The Township's median age grew older from 1990 to 2000. It increased from 33 to 39.3. The percentage of 55+ increased from 16 percent to 20.9 percent of the population.
5. The race compositions of the Township remained about the same between 1990 and 2000.

6. By the year 2020, Rutgers estimates that Bedminster's population is expected to increase to approximately 11,478 persons.¹
7. Based on the rate of growth experienced between 1990 and 2000, Bedminster's population would increase to 10,738 by 2020. However, the growth during the second half of the decade was considerably slower than during the early 1990's, as reflected in the fact that 82% of the total number of building permits issued between 1991 and 2000 were issued between 1991 and 1995.
8. Assuming a population growth rate similar to that of the second half of the 1990's, the 2020 Bedminster population will increase by roughly 1,730 persons to 10,032 (8,302+1,730).

Household characteristics

1. From 1990 to 2000 Bedminster's average household size decreased from 2.06 persons to 1.96 persons per household. Family size has also decreased from 2.94 to 2.76.
2. In 2000 approximately 40.8 percent of Bedminster's households were married couple families.
3. In 1999 Bedminster's median household income was \$71,550 or \$5,383 less than Somerset County's median income, but \$16,404 greater than the State's median income.

Housing Stock

1. Approximately 25.6 percent of Bedminster's 2000 housing stock consisted of single family detached homes.
2. In 2000 housing units with six or more rooms accounted for approximately 41 percent of Bedminster's total housing stock, less than Somerset County's 63.4 percent.
3. Approximately 88.9 percent of Bedminster's households moved into their 2000 residences after 1990. Approximately 65 percent of Somerset County's households moved into their 2000 residences after 1990.
4. In 2000 the median housing value in Bedminster Township was \$228,000, or \$7,000 less than Somerset County's median housing value.
5. 61.5 percent of Bedminster's 2000 housing stock was valued at \$200,000 or more.

¹ This projection is from The Impact Assessment of the New Jersey State Plan as performed by the Center for Urban Policy Research at Rutgers University.

6. None of Bedminster's 2000 housing stock lacked complete plumbing facilities. Less than one percent was overcrowded.

DEMOGRAPHIC CHARACTERISTICS

Population Trends

Between 1970 and 2000, Bedminster Township generally followed Somerset County and New Jersey State population trends. As shown in Table 2, there was little or no growth from 1970 to 1980 and substantial increases between 1980 and 1990. Part of the reason was new home construction, particularly condos and townhouses, in the Hills development. The Township and the County also saw increases from 1990-2000. The Township's population increased by 17.2 percent, a lower rate than the County's 23.8 percent.

TABLE 2 - POPULATION CHANGE, 1970 TO 2000

Year	Somerset County			Bedminster Township		
	Population	Number Change	Percent	Population	Number Change	Percent Change
1970	198,372			2,597		
1980	203,129	4,757	2.40%	2,469	-128	-5%
1990	240,279	37,150	18.30%	7,084	4,615	186.90%
2000	297,490	57,211	23.80%	8,302	1,218	17.20%

Source: U.S. Bureau of the Census, 1970 – 2000

Population Age Distribution

The age-segmented population increases in both Bedminster Township and Somerset County again followed national trends, although the increases in Bedminster were slightly lower. As shown in Tables 3 and 4, the Township and County's major growth surge occurred in the 35-44 and 45-54 age groups - the baby boom generation - consisting of those born from about 1946 through 1965. The County experienced a 42.6 percent increase in the 35-44 age cohorts and a 52.6 percent increase in the 45-54 age cohorts while the Township experienced 34.2 and 83.4 percent increases in these cohorts respectively. This baby boom generation represents the major population force nationally as well as locally.

Another significant increase occurred in the 5-14 population cohorts. This age group contains the children that will fuel the school population for this decade. From 1990 to 2000, the Township and County experienced approximately 51.3 and 57 percent increases in this age group, respectively. In Bedminster, the actual increase in numbers

was significant - from 536 to 811 children. These children are now entering the school system and will continue to represent the bulge in enrollments over this decade.

These children comprise the "baby boom echo" generation, which consists of the baby boomers' children. The increase in this population group is attributed to the vast size of the baby boom cohort and not an increase in the birth rate. The large number of baby boomers produced a large number of offspring accounting for the increase in the 5-14 population cohorts.

Another change that will have an impact on Bedminster is in the 25-34 age cohorts. This cohort decreased from 32 percent of the population to 19.2 percent. This decrease is reflected nationally as well as in the Township and portends a decrease in demand for goods and services for young adults. In addition, it will eventually have an impact on the housing market - reducing first home demands.

Lastly, the number of individuals aged 55 and older is significant. This age group has a variety of housing and consumer needs. For example, the younger members of the cohort may desire condominiums or smaller single-family dwellings while those in their late seventies or eighties may need assisted living facilities. A small percentage may require nursing homes. In 2000, the 55 and older age group accounted for approximately 22 percent of Bedminster' population. The number of persons in this age group is expected to mount, as the oldest of the baby boomers will enter it in the year 2001.

TABLE 3 - POPULATION BY AGE, 1990 AND 2000 BEDMINSTER TOWNSHIP

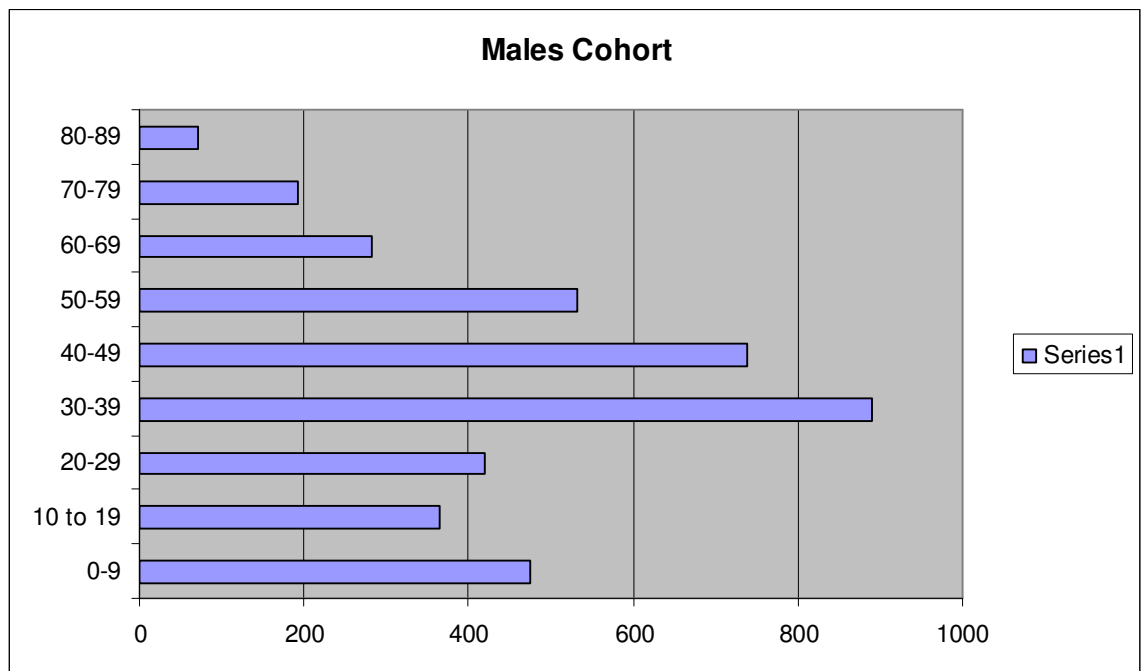
Age	2000		1990		Change	
	# of Persons	Percent	# of Persons	Percent*	# of Persons	Percent*
Under 5	482	5.8	488	6.9	-6	-1.2
5-14	811	9.8	536	7.6	275	51.3
15-24	500	6.0	645	9.1	-145	-22.5
25-34	1,590	19.2	2,266	32	-676	-29.8
35-44	1,759	21.2	1,311	18.5	448	34.2
45-54	1,368	16.5	746	10.5	622	83.4
55-64	902	10.9	578	8.2	324	56.1
65-74	543	6.5	327	4.6	216	66.1
75-84	283	3.4	134	1.9	149	111.2
85 and over	64	0.8	55	0.8	9	16.4
Totals:	8,302	100	7,086	100.00	1,216	17.2

Source: U.S. Bureau of the Census, 1990 – 2000

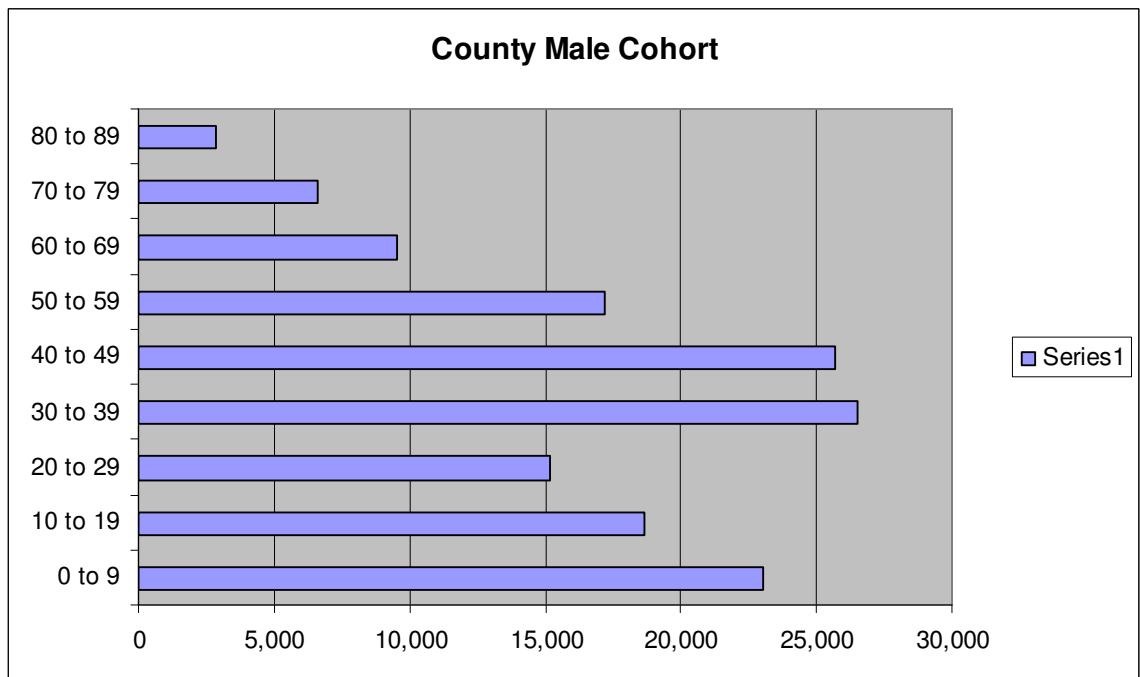
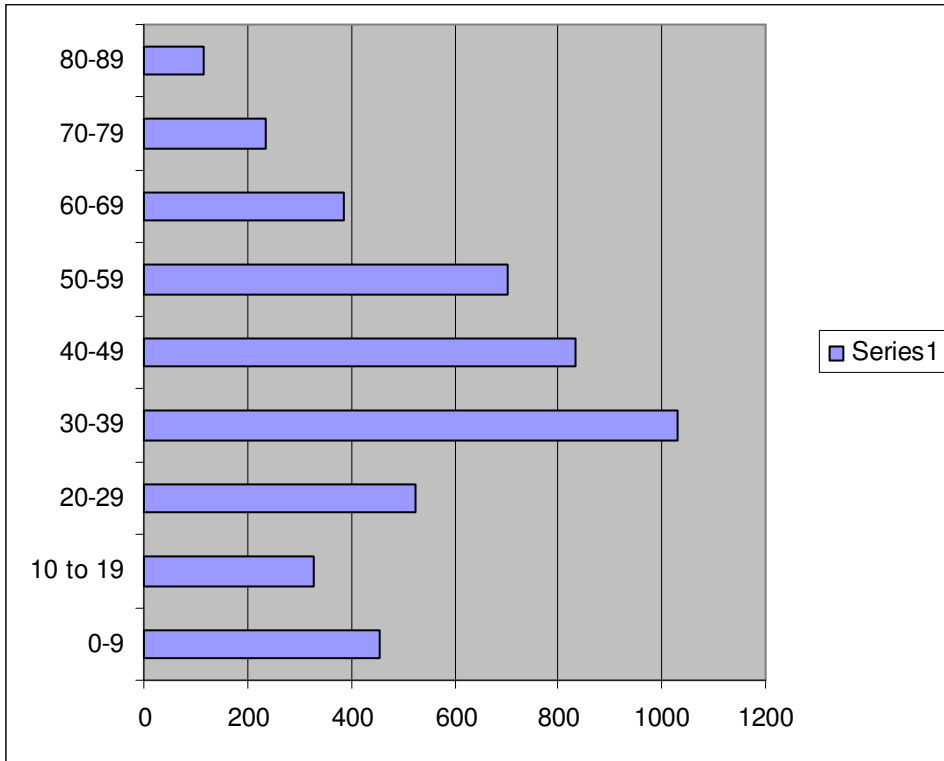
TABLE 4 - POPULATION BY AGE, 1990 AND 2000 SOMERSET COUNTY

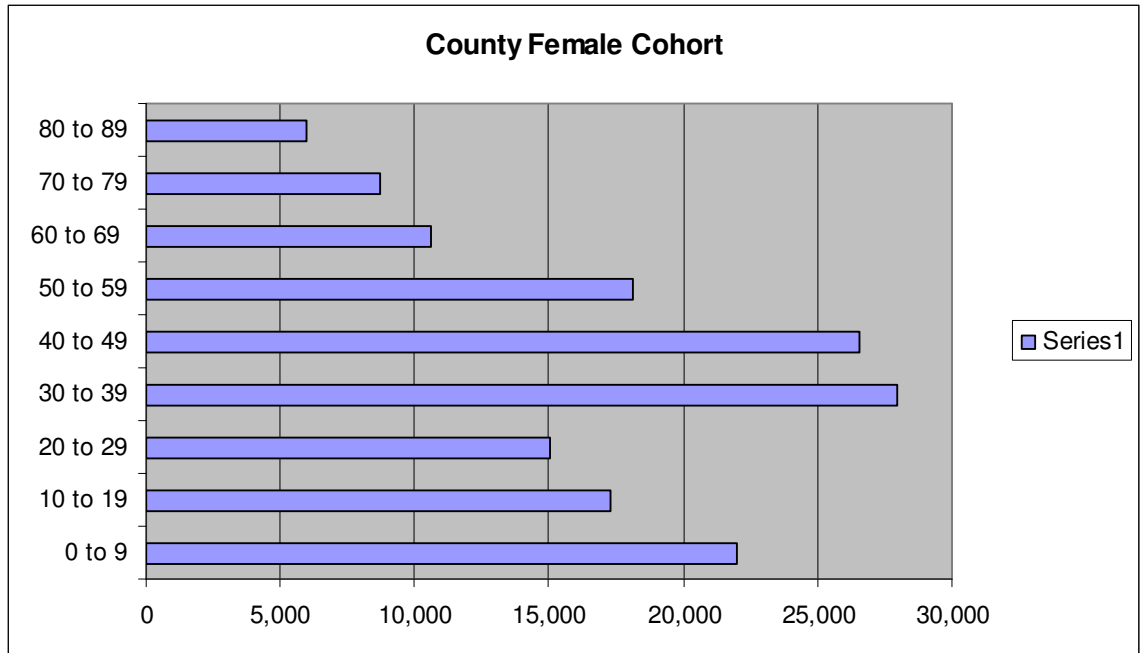
Age	2000		1990		Change	
	# of Persons	Percent	# of Persons	Percent*	# of Persons	Percent*
Under 5	22,207	7.5	16,862	7	5,345	31.7
5-14	43,337	14.6	27,603	11.5	15,734	57
15-24	27,962	9.4	28,883	12	-921	-3
25-34	42,367	14.2	48,028	20	-5661	-13
35-44	58,297	19.6	40,891	17	17,406	42.6
45-54	43,861	14.7	28,739	12	15,122	52.6
55-64	26,078	8.8	23,260	9.7	2,818	12.1
65-74	17,770	6.0	15,865	6.6	1,905	12
75-84	11,482	3.9	7,429	3.1	4,053	54.6
85 and over	4,129	1.4	2,719	1.1	1,410	51.9
Totals:	297,490	100	240,279	100.00	57,211	23.8

Source: U.S. Bureau of the Census, 1990 and 2000

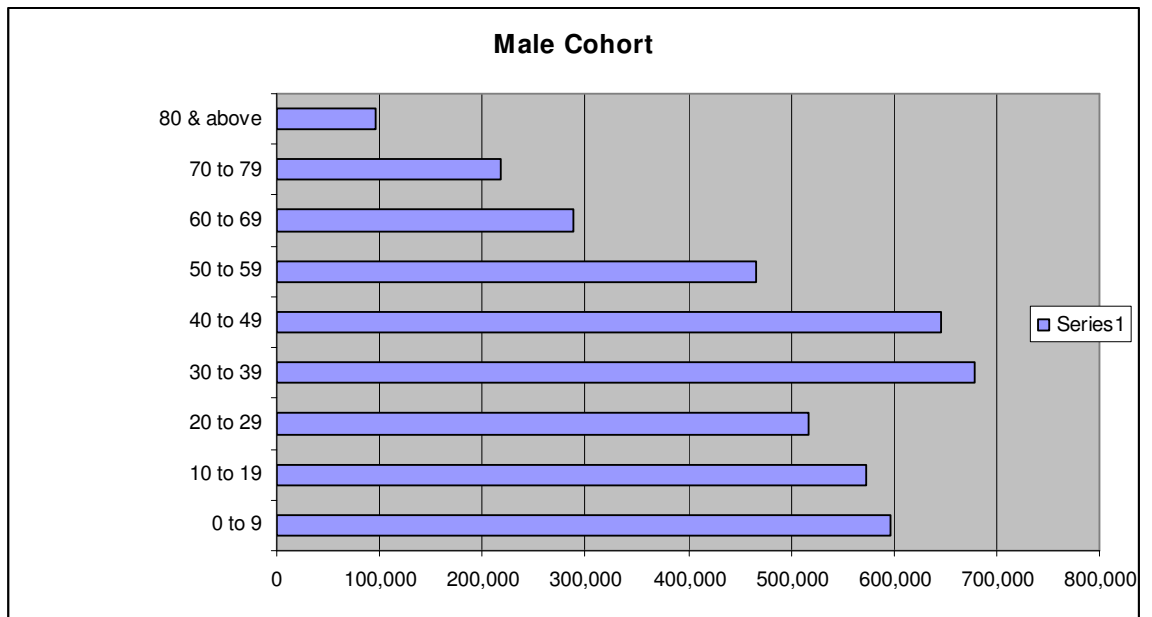


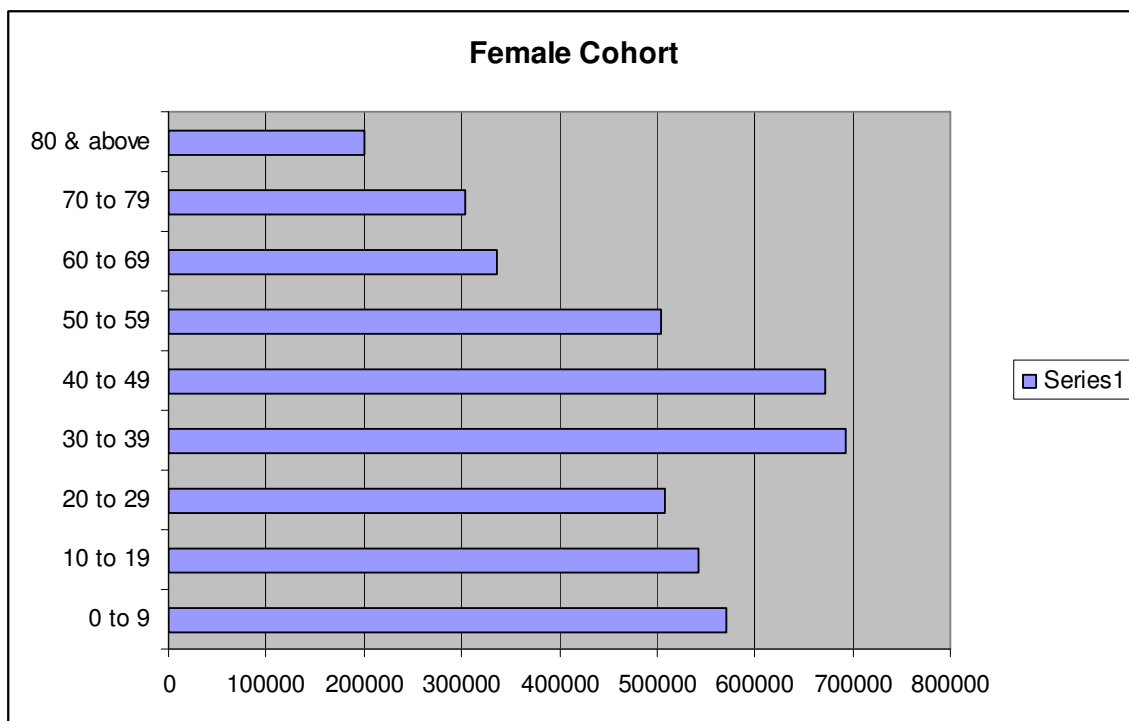
Female Cohort





State of New Jersey Male and Female Cohort





Race and Gender

Bedminster Township remains a predominantly white community with a small but increasing percentage of minorities. Whites comprised 90.1 percent of the Township's 2000 population compared to 95.3 percent in 1990, as shown in Table 5. In Somerset County, the percentage of minorities increased from 12 percent to 20.7 percent between 1990 and 2000. The number of minorities in Bedminster has increased by 1,147 persons between 1990 and 2000. The majority of the increase occurred in the Asian population. From 1990 to 2000 the number of Asians in Bedminster increased by 349 persons, from 2.6 to 6.4 of the population. The number of persons of Asian decent in Somerset County increased by 14,514 persons, from 10,548 to 25,062. In 2000, 46.2 percent of the Township's population was male while 53.8 percent was female.

TABLE 5 - RACE AND GENDER, 1990 AND 2000 BEDMINSTER TOWNSHIP

Change		2000		1990		Number
Race	Number	% of Total Population	Number	% of Total Population	Number	Percent
White	7,476	90.1	6,753	95.3	723	10.7
Black	145	1.7	119	1.7	26	21.8
American Indian, Eskimo, Aleut	9	.1	7	.1	2	28.6
Asian or Pacific Islander	534	6.4	185	2.6	349	188.6
Other Race	69	.8	22	.3	47	213.i
Total	8,233²	100	7,086	100	1147	16.2
Gender						
Male	3,836	46.2	3,317	46.8	519	15.6
Female	4,466	53.8	3,769	53.2	697	18.5
Total	8,302	100	7,086	100	1216	17.2

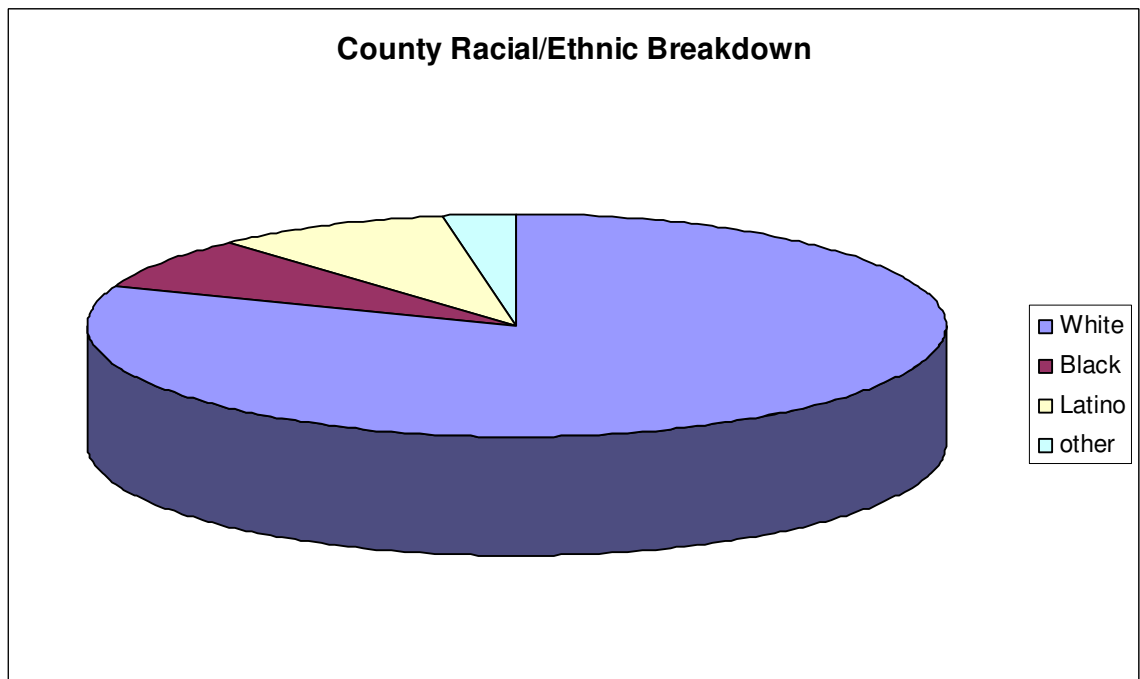
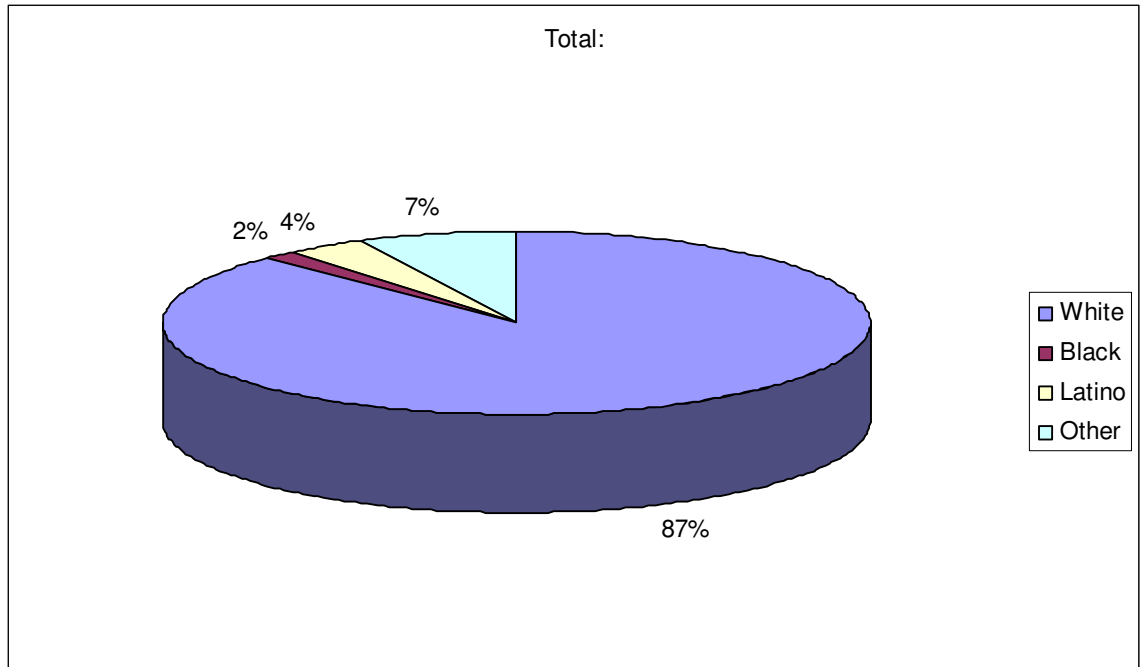
Source: U.S. Bureau of the Census, 1990 and 2000

TABLE 6 RACE AND GENDER, 1990 AND 2000 SOMERSET COUNTY

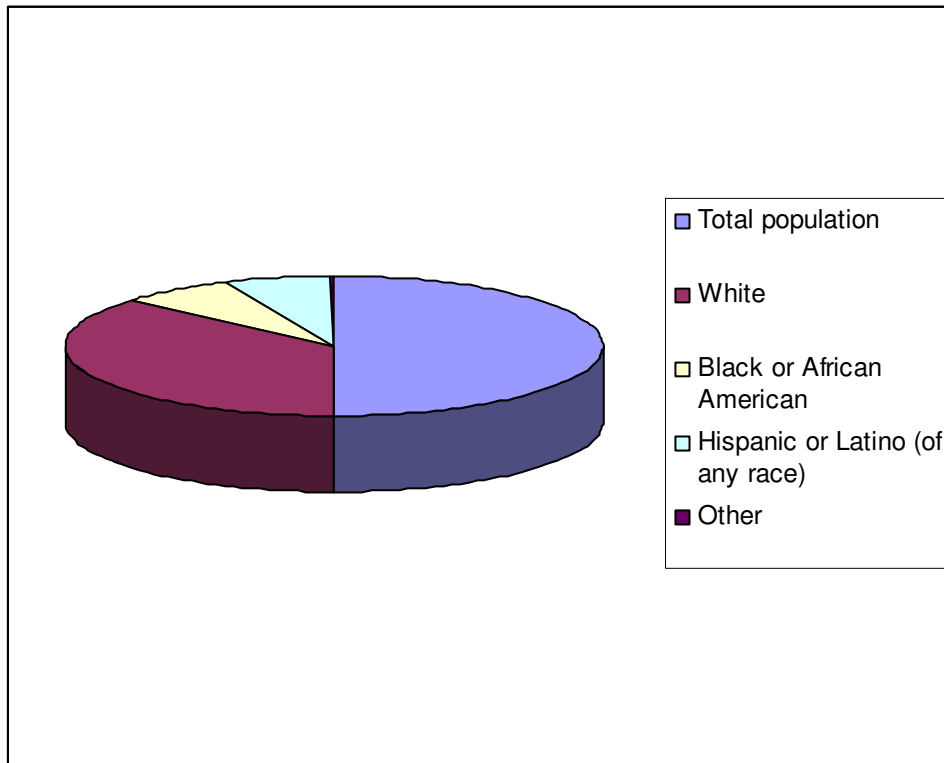
Change		2000		1990		Number
Race	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population
White	236,042	79.3	211,384	88	24,658	11.7
Black	22,396	7.5	14,824	6.2	7572	51
American Indian, Eskimo, Aleut	375	.1	243	.1	132	54.3
Asian or Pacific Islander	25,062	8.4	10,548	4.4	14,514	137.6
Other Race	13,615	4.5	3,280	1.4	10,335	315
Total	297,490	100	240,279	100	57,211	23.8
Gender						
Male	145,241	48.8	118,089	49.2	27,152	23
Female	152,249	51.2	122,190	50.8	30,059	24.6
Total	297,490	100	240,279	100	57,211	23.8

Source: U.S. Bureau of the Census, 1990 & 2000

² Lower figure reflects the number that answered the question.



State of New Jersey Racial/Ethnic Breakdown



HOUSEHOLD CHARACTERISTICS

Household Size

In general, household size is decreasing nationally and locally. Various trends during the late 1960s and 1970s contributed to the reduction in household size and are continuing. These include the tendency to marry at later ages, increases in divorces, increases in the number of elderly living alone and the desire of single persons to maintain their own household. Collectively, these trends have resulted in reductions in household size, which has a major impact on the housing market. Obviously, unmarried and single individuals in their twenties and thirties have different shelter needs than do those who are married with children.

Bedminster Township and Somerset County both followed the trend of declining household size in the past. However, as shown in Table 8, the Township's 1990 median household size was 2.54 and the 2000 median household size went slightly up to 2.58. Likewise, the County's 1990 median household size was 2.67, which increased to 2.69 in 2000. This increase is slight but it is yet to be determined if household size will continue to increase in the future.

The household size in Bedminster Township is seen in Table 57. The number of one-person households increased from 22.6 percent in 1990 to 26.4 percent in 2000. Two

person households in the Township decreased from 35.3 and 30.6 percent, respectively, from 1990 to 2000. The number of single person households almost doubled - from 1,432 to 2,442 households. Two person households slightly rose - from 2,240 to 2,829 households. Meanwhile, households comprised of five or more persons slightly increased during the same time period.

TABLE 7 HOUSEHOLD CHARACTERISTICS- 1990 AND 2000 BEDMINSTER TOWNSHIP

Household Size	2000 Households		1990 Households		Change	
	Number	Percent*	Number	Percent*	Number	Percent*
1 Person	1,857	43.8	1,210	35.1	647	53.5
2 Persons	1,391	32.8	1,362	39.4	29	2.1
3 Persons	511	12.1	478	13.9	33	6.9
4 Persons	306	7.2	290	8.4	16	5.5
5 Persons	118	2.8	88	2.6	30	34.1
6 or more Persons	55	1.3	21	0.6	34	161.9
Totals:	4,238	100	3,449	100	789	22.9

Source: U.S. Bureau of the Census, 1990 & 2000

TABLE 8 MEDIAN PERSONS PER HOUSEHOLD 1990 AND 2000

Year	Bedminster Township	Somerset County
2000	1.96	2.69
1990	2.06	2.67

Source: 1990 & 2000 U.S. Census

Household Type

The majority of the households in Bedminster are non-family households living alone as indicated in Table 9. Approximately half of the Township's total households comprise non-family households living alone.

As noted earlier, three and four person households have decreased in the Township. An interesting finding in Table 58 is that of the 1,059 married-couple households, 25 percent have no related children living with them.

Lastly, about 6.9 percent of the Township's households, or 291 houses, contain one or more persons aged 65 and over. This age group will continue to increase over the years as people are living longer than they did in the past.

TABLE 9 TYPES OF HOUSEHOLDS BEDMINSTER TOWNSHIP

Type of Household	Number in Subgroup	2000 Total	Percent
Total Households:		4,235	100
Family Households:		2,100	49.6
Married Couple Family:	1,727		40.8
w/related children	668		15.8
w/no related children	1,059		25.0
Female Householder, No Husband	293		6.9
w/related children	171		4.0
w/no related children	122		2.9
Non-Family Households Living Alone		2,135	50.4
One or More Persons, 65 Years or Over	291		6.9

Source: U. S. Bureau of the Census, 2000

Household and Per Capita Income

As shown in Table 10 Bedminster Township position has changed over the last ten years in medium income. The 1999 median household income in Bedminster was \$71,550 or \$5,383 less than Somerset County's median income. Conversely, the Townships' medium income in 1989 was \$52,058 greater than the State's median income. Likewise, the Township's 1999 per capita income was \$62,545 or more importantly \$7, 026 greater than that of the County. The Township's medium income is still greater than the States' by \$16, 404.

Bedminster Township has a per capita income of \$53,549, which is \$15,579 greater than that of the County maintaining the approximately level it was at in 1989 (\$14,669).

Table 11 details Bedminster' 1999 household income distribution. Over 47.9 percent of Bedminster' households earn \$75,000 or more annually. This is interesting since only 37.7 of Bedminster' population is in the 35-54 age group; a time when individuals typically earn higher incomes. However, it is also important to note that close to 11.3 percent of the households earn less than \$25,000 per year, an amount that qualifies them for low income housing, depending on household size.

**TABLE 10 - PER CAPITA AND HOUSEHOLD INCOME, 1989 AND 1999
BEDMINSTER TOWNSHIP, SOMERSET COUNTY AND STATE OF NEW
JERSEY**

	1989 Median Income	1989 Per Capita Money Income	1999 Median Income	1999 Per Capita Money Income
Bedminster Township	\$62,545	\$39,780	\$71,550	\$53,549
Somerset County	\$55,519	\$25,111	\$76,933	\$37,970
State of New Jersey	\$40,927	\$18,714	\$55,146	\$27,006

**TABLE 11 1999 HOUSEHOLD INCOME DISTRIBUTION BEDMINSTER
TOWNSHIP AND SOMERSET COUNTY**
Bedminster Township Somerset County

Income	# of Households	Percent	# of Households	Percent
Less than \$24,999	479	11.3	12,392	11.3
\$25,000 - \$49,999	747	10.6	19,641	18.0
\$50,000 - \$74,999	980	23.1	21,109	19.4
\$75,000 - \$149,999	1,313	30.9	36,689	33.6
\$150,000 or more	719	17.0	19,239	17.6
Totals:	4,238	100	109,070	100

Source: U.S. Bureau of the Census, 2000

HOUSING STOCK

Type and Size Characteristics

The majority of the housing stock in Bedminster Township is single family attached housing as indicated in Table 12. In 2000, there were 1,729 single-family attached homes or 38.7 percent of the total housing stock. Of the remaining units, 25.6 percent were single-family detached units and 35.4 percent were in structures that contained two or more units.

In 2000, the majority of units in Bedminster had less than six or more rooms which accounted for approximately 59 percent of Bedminster' total housing stock in contrast to the 36.6 percent of Somerset County's total housing stock as shown in Table 11.

Bedminster' housing stock is relatively new. Almost 80 percent of the housing was built between 1980 and 2000. Less than 8 percent of the Township's housing was constructed prior to 1939.

TABLE 12 HOUSING UNIT DATA – 2000

	Bedminster Township		Somerset County	
Characteristics:	Number	Percent	Number	Percent
Total Units	4,467	100	112,023	100
Year Structure Built:				
1999-3/00	24	0.5	3,010	2.7
1995-1998	458	10.3	10,254	9.2
1990-1994	606	13.6	10,478	9.4
1980-1989	2,453	54.9	22,597	20.2
1970-1979	108	2.4	12,953	11.6
1960-1969	123	2.8	17,014	15.2
1940-1959	340	7.6	21,286	19.5
1939 or earlier	355	7.9	13,898	12.4
Units in Structure:				
One (Single Family Detached)	1,145	25.6	67,830	60.6
One (Single Family Attached)	1,729	38.7	16,243	14.5
Two or more Units	1,583	35.4	27,714	24.6
Mobile Home, Trailer, Other	10	0.2	217	.2
Number of Rooms:				
1 room	6	0.1	1,157	1
2 rooms	127	2.8	2,472	2.2
3 rooms	318	7.1	7,672	6.8
4 rooms	954	21.4	12,831	11.5
5 rooms	1,235	27.6	16,862	15.1
6 rooms	674	15.1	17,613	15.7
7 rooms	436	9.8	15,828	14.1
8 rooms	266	6.0	17,779	15.9
9+ rooms	451	10.1	19,809	17.7
Number of Bedrooms				
No bedroom	36	0.8	1,374	1.2
1 bedroom	559	12.5	12,828	11.5
2 bedrooms	2,253	50.4	26,754	23.9
3 bedrooms	1,143	25.6	33,933	30.3
4 bedrooms	274	6.1	29,440	26.3
5+ bedrooms	202	4.5	7,694	6.9

Source: U.S. Bureau of the Census, 2000

Tenure of Households

As shown in Table 13, 80.9 percent of Bedminster's households moved into their 2000 residences after 1990. The trend is similar in the county with 65 percent of residents moved into their homes after 1990. This trend is consistent with similar communities in regions with significant job growth occurring in recent decades.

Table 13 OCCUPIED HOUSING UNITS BY TENURE - 2000

Year Householder Moved Into Unit	Bedminster		Somerset County	
	Number	Percent	Number	Percent
1999 - 3/00	869	20.5	17,744	16.3
1995-1998	1,706	40.3	33,744	31
1990-1994	851	20.1	19,268	17.7
1980-1989	604	14.3	17,101	15.7
1970 - 1979	81	1.9	9,090	8.3
1969 or earlier	124	2.9	12,037	11
Totals:	4,235	100	108,984	100

Source: U.S. Bureau of the Census, 2000

Housing Values

In 2000, housing values in Bedminster were slightly lower than housing values in Somerset County. As shown in Table 14, Bedminster's 2000 median housing value was \$228,000 or \$7,000 less than the County's 2000 median housing value. Almost 62 percent of Bedminster' 2000 housing stock was valued at \$200,000 or more compared to approximately 60 percent of Somerset County's 2000 housing stock in this range. Only 5.4 percent of Bedminster' housing units and 2.8 percent of Somerset County's housing units were valued below \$100,000 in 2000.

TABLE 14 HOUSING VALUES - 2000

Value	Bedminster		Somerset County	
	Number	Percent	Number	Percent
Less than \$99,999	118	5.4	2,022	2.8
\$100,000-\$199,999	717	33.1	27,625	37.6
\$200,000 -\$299,999	731	33.7	18,836	25.7
\$300,000-\$499,999	425	19.6	17,162	23.4
\$500,000 -\$999,999	162	7.5	6,647	9.1
\$1,000,000 or more	16	0.7	1,071	1.5
Total:	2,169	100	73,363	100
Median Value:	228,000		235,000	

Source: U.S. Bureau of the Census, 2000

Housing Conditions

The condition of housing in Bedminster is excellent. Table 15 details the condition of the Township's 2000 housing stock based upon the existence of complete plumbing facilities and overcrowded units, factors customarily used to determine housing deficiency. As in 1990 no units lacked complete plumbing, but in 2000 75 units were considered overcrowded. Even with the increase of overcrowded units, these units total less than 2 percent of the Township's 2000 housing stock.

**TABLE 15 INDICATORS OF HOUSING CONDITIONS: 1990& 2000
BEDMINSTERTOWNSHIP**

	2000		1990		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,235	100	3,757	100.00	2,827	12.7
Lacking Complete Plumbing	0	0	0	0	0	0
Overcrowded Units*	75	1.8	39	.01	36	.92

Source: U.S. Bureau of the Census, 1990 and 2000.

*Any unit with 1.01 or more persons per room was considered overcrowded.

Housing Construction

Table 16 details the dwelling units authorized by building permits since 1980 and the number of units demolished. During the 21-year period between 1980 and 2001, there were a total of 3,741 dwelling units authorized by building permits. Approximately 83.5 percent, or 3,126 of the units, were single-family homes, 252 units more than reported in the census. Therefore many of the permits may have been for alterations, modifications and additions to existing dwellings.

The most active years were 1984, 1986 and 1987. The number of building permits that were issued during these years comprises 56 percent of all building permits issued between 1980 and 2001.

TABLE 16 DWELLING UNITS AUTHORIZED BY BUILDING PERMITS 1980-2000

Year	Total	Single-Family	2-4 Family	5+ Family	Demolitions
2001	7	7	0	0	
2000	4	4	0	0	1
1999	5	5	0	0	
1998	34	34	0	0	
1997	24	24	0	0	3
1996	35	35	0	0	0
1995	172	146	26	62	0
1994	96	48	23	25	2
1993	155	40	0	115	0
1992	13	3	0	10	0
1991	33	3	0	30	1
1990	33	13	0	20	0
1989	378	246	0	132	1
1988	295	132	0	163	3
1987	636	636	0	0	2
1986	744	742	2	0	2
1985	48	48	0	0	2
1984	728	728	0	0	0
1983	253	184	69	0	0
1982	43	43	0	0	0
1981	1	1	0	0	0
1980	4	4	0	0	1
Totals:	3,741	3,126	118	557	18³

Source: Summary of Residential Building Permits, 1980-2001, NJ Department of Labor.

Employment within the Township and County

The following tables show the employment found within Bedminster Township and Somerset County. The information was secured from the Department of Labor and Workforce Development. It should be noted that the information lacks local, county, state and federal employees and is non-agriculture employment.

³ Data is lacking for 1998, 1999 and 2001.

Table 17 Workers by Industry for Bedminster Township and Somerset County

Industry	Bedminster Township	Somerset County
Agriculture, forestry, fishing and hunting	9	
Mining		
Utilities		290
Construction	58	5,631
Manufacturing		9,310
Wholesale trade	168	20,230
Retail trade	411	4,065
Information	675	1,668
Transportation and Warehousing		11,502
Finance and insurance	295	19,024
Real estate and rental and leasing	135	7,518
Professional and technical services	388	11,466
Management of companies and enterprises		2,533
Administrative and waste services		17,186
Educational services	60	2,331
Health care and social assistance	177	9,647
Arts, entertainment, and recreation		5,068
Other services, except public administration	4	290
Accommodation and food services	352	697
Health care and social assistance		9,647
Unclassified entities	12	5,631

POPULATION AND EMPLOYMENT FORECAST

2020 Population

The following table provides projections for population, households and employment as required by the Municipal Self-Assessment. By the year 2020, Somerset County in its Cross-Acceptance Report which the Township participated in its preparation estimates that Bedminster's population will increase to approximately 8,430 persons. However, based on the rate of growth experienced between 1990 and 2000, Bedminster's population would likely increase to 10,738 by 2020. Nonetheless, the rate of growth during the second half of the 1990's is assumed, an even slower growth in population is

likely. The pace of development was considerably slower than during the early 1990's, as reflected in the fact that 82% of the total number of building permits issued between 1991 and 2000 were issued between 1991 and 1995. This was largely based on one major development within the Pluckemin Town Center (The Hills).

In terms of Households Somerset County estimates an increase to 4,300. It also estimates an increase in employment to 6,040. These are the preferred estimates that the Township's plans are prepared to meet.⁴

Table 18 Demographics Required for Municipal Self-Assessment

	BEDMINSTER TOWNSHIP	SOMERSET COUNTY	NEW JERSEY
Land Area (sq mi.)	26.47	304.69	7,417
Population	8,302	297,490	8,414,350
Households	8,298	108,984	3,064,645
Average Household Size	1.96	2.69	2.68
Housing Units	4,467	112,023	3,310,275
Home Ownership Rate	94.8%	77.2%	66%
Vacancy Rate	5.2%	2.7%	7.4%
Median Household Income	\$71,550	\$76,933	\$55,146
Per Capita Income	\$53,549	\$37,970	\$27,006
Poverty Rate	3.1%	3.8%	8.5%
Unemployment Rate	3.0%	3.7%	4.8%

⁴ Appendix B contains projections provided by the New Jersey Department of Labor, North Jersey Transportation Planning Authority (MPO), Center for Urban Policy Research (CUPR) at Rutgers University and Somerset County Planning Board for Cross-Acceptance Report

COMMUNITY INVENTORY

General Information

1. Bedminster Township's 26.47 square miles is totally within the Environmentally Sensitive Planning Area (PA 5- 98.7%) except for a small area of the Suburban Planning Area (PA 2 – 1.1%) taking in the Hills. (See Figure 2)
2. Bedminster is adjacent to (see Figure 3)
 - a. East- Borough of Far Hills, Borough of Peapack-Gladstone and Bernards Township
 - b. South-Bridgewater Township and Branchburg Township
 - c. West-Readington Township (Hunterdon County) and Tewkesbury Township (Hunterdon County)
 - d. North- Chester Township (Morris County), Mendham Township (Morris County) and Mendham Borough (Morris County)
3. Bedminster is located in the Highlands region (Figure 4 Revised). The northern portion of the Township is within the Preservation Area (965 acres) with the balance of the Township within the Planning Area (15,880 acres). In terms of designation in the November 2007 final draft Highlands Master Plan the Township was divided amongst the revised overlay zones which further subdivided the Township based on *feature based* indicators, "*intensity*" indicators, and *integrity-based* indicators. The Township now is divided into the three primary overlay zones with three sub-zones within the Conservation Zone and the Existing Community Zone. The two sub zone overlays which impact the Township are the Conservation Zone – Environmentally Constrained and the Existing Community Zone – Environmentally Constrained.

The **Conservation Zone – Environmentally Constrained Sub-Zone** consists of significant environmental features within the Conservation Zone that should be preserved and protected from non-agricultural development. Development activities will be limited and subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. The **Existing Community Zone – Environmentally Constrained Sub-Zone** consists of significant contiguous critical habitat, steep slopes and forested lands within the Existing community Zone that should be protected from further fragmentation. They serve as regional habitat "stepping stones" to larger contiguous critical habitat and forested areas. As such, they are not appropriate for significant development, and are best served by land preservation and protection. Development is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

In reviewing the application of the zones to the Township revisions have been developed as reflected on figure 4 revised. They are reflected in the following table which corresponds to figure.

Map ID	11-30-06 RMP Designation	May 2007 Requested Designation	May 2007 Comment	12-07 RMP designation
1	Conservation	Protection	PA 5	Conservation*
2	Planned Community	Protection	PA 5	Planned Community
3	Conservation	Protection	PA 5	Conservation*
4	Conservation	Protection	PA 5	Conservation*
5	Conservation	Protection	PA 5	Conservation*
6	Conservation	Protection	PA 5	(Partial)
7	Planned Community	Protection	PA 5	Planned Community
8	Planned Community	Protection	PA 5	Protection
9	Conservation	Planned Community	SDRP Center	(Partial)
10	Conservation	Planned Community	Within PA 2	Conservation*
11	Planned Community	Protection	PA 5	Planned Community
12	Protection	Planned Community	SDRP Center	(Partial)

4. Growth areas within the Township are identified within its two designated centers, the Bedminster Village Center and Pluckemin Village Town Center as approved by the State Planning Commission on September 20, 2001. (Figure 5)
5. The following are the number of acres within the centers of Pluckemin and Bedminster
 - a. Acres in commercial/service properties-229.47 acres (1.4%)
 - b. Households-326.1 acres
 - c. Vacant land- 430.5 acres (2.6%)⁵

Natural and Cultural Features

1. All of Bedminster drains to the North Branch of the Raritan River via a dendrite pattern of tributaries. The North Branch flows in a southwesterly direction from the Borough of Peapack and Gladstone to its confluence with the Lamington River, and continues in a southeasterly direction where it forms the municipal

⁵ Vacant land also includes environmentally constrained land

- boundary between Bedminster Township and Branchburg Township. The Lamington River, the major tributary of the North Branch, forms the Township's westerly boundary and drains the westerly portion of the Township. The confluence of the two rivers occurs at Burnt Mills. Flowing from Chester Township to Pottersville, the NJDEP classifies the river as trout production, Category 1. The other Category 1 streams in the Township are two tributaries of the North Branch extending out of Peapack-Gladstone. (Figure 6)
2. The “Wetland Areas” map for Bedminster (Figure 7) indicates a pattern of wetlands vegetation that generally follows the river and stream corridors and other depressions. Forested wetlands and associated habitat is identified on Figure 7.
 3. Figure 8 depicts Bedminster Township’s Recreation and Open Space Systems Map. Within Bedminster Township, there is an 18-acre parcel of land that is part of the NJDEP Division of Parks and Forestry 585-acre Hacklebarney State Park. Located in the northwest corner of the Township, near Pottersville and located along the Lamington River, the site is the southerly-most portion of Hacklebarney State Park, which extends to Washington and Chester Townships in Morris County, Tewksbury Township in Hunterdon County, and Bedminster Township in Somerset County. The Somerset County Park Commission manages Natirar. This is a 411-acre property located in the scenic hills of Somerset County within the municipalities of Peapack/Gladstone, Far Hills and Bedminster. There are 247 acres located in Peapack/Gladstone, 124 acres in Far Hills, and 40 acres in Bedminster. Formerly the estate of Kate Macy Ladd and Walter Graeme Ladd, the property is rich in culture and history. The property features extensive areas of lawn and woodland, river access and scenic views and contains historic farm buildings and various other residential structures and out-buildings dating from the mid-18th through mid-19th centuries. The North Branch of the Raritan River and the Peapack Brook traverse the property. Natirar presents a unique opportunity for a single property to preserve, showcase and interpret many aspects of the area’s rich architectural, cultural, historic and archaeological heritage. The 2000 Master Plan Update proposes that the Somerset County Park Commission acquire land in order to bring the existing County parkland acreage up to the new mark of 20,500 acres. This new County parkland goal will be achieved by land acquisitions or easement purchases involving five initiatives: expansion of existing county parks; greenways along the County's major rivers and Second Watchung ridgeline; the Sourland Mountain; the Millstone River Valley; and new County parks in northern Somerset County. The County has recently been purchasing property along the Lamington River and just closed on parcels this past December. We currently have just over 360 acres in what we call the “Lamington Greenway” and are negotiating additional properties within this area in Bedminster and Branchburg. The block and lot numbers for the properties the County already owns in Bedminster are:
 - Block 38.01 Lots 2, 3.02, 3.03
 - Block 45 Lot 1
 - Block 46 Lot 1

4. As shown on the Recreation and Open Space System Map, the Township has concentrated land acquisition and facilities development within Greenways along the North Branch of the Raritan River and the Second Watchung Ridge. Passive open space acquisitions within these greenway systems have accounted for the substantial increase in open space in the municipal inventory over the last decade. The North Branch Greenway establishes a substantial buffer between the developed sectors of the Township to the east and the rural countryside to the west of the highway corridors. Public access within the North Branch Greenway is provided by a trail system along the River and within the River Road Park. Municipal open space additions are identified within the North Branch Greenway along River Road which will provide additional buffering along the River, however use should be either passive for activities such as hiking or nature appreciation or simply for critical habitat protection. The Greenways Plan (Figure 10) highlights the Primary and Secondary Greenways.
5. Threatened and endangered wildlife species are indicators of ecological diversity and environmental quality. The extensive numbers of species that have been identified in the Township are testament to the historical emphasis on land stewardship. In order to maintain these species, it is recommended that the Township pursue the following actions:
 - a. An ongoing inventory of the threatened and endangered species should be conducted.
 - b. Development which will result in adverse impacts on the survival of threatened and endangered species should be subject to strict adherence to all relevant laws and regulations of the Township, County, and State.
 - c. The Township should develop a list of habitat requirements for endangered species, and critical habitats should be mapped and preserved, either through the planning process or development review process.
 - d. Reductions in permitted residential density can assist in the preservation of critical habitats.

Figure 11 depicts habitat for grassland and forest species from DEP's Landscape Project. Figure 9 demonstrates emergent and forested wetland habitat from the Landscape project.

6. The predominant forest type present in Bedminster Township is representative of the upland mesic woodland located throughout northern New Jersey. According to Robichaud and Buell in *Vegetation of New Jersey*, variations in land relief and soil materials, with the resulting differences in environmental conditions, create distinctive plant habitats in northern New Jersey. Woodlands in Bedminster Township are associated with wetlands and flood plain areas and mesic plant habitats as well as forest habitats located on drier sites. Habitats classified as mesic uplands represent an idealized midpoint on the soil moisture gradient, with no standing water on the plants, but with a good supply of moisture in the soil. The mixed oak forest type is the most prevalent community in

Bedminster Township, according to the New Jersey Bureau of Forestry. The Virginia Pine forest is a unique forest type present in Bedminster Township. This dense stand of pine is in Bedminster near the northern limit of its distribution in central Pennsylvania, northern New Jersey, and Long Island. Another significant forest stand in Bedminster is the floodplain forest situated between the North Branch of the Raritan River and Somerset Airport. The New Jersey Natural Heritage Program identifies this resource, which is one of the oldest and largest floodplain forest stands in the Raritan River Basin. Deciduous forests account for more than half of the forested areas in Bedminster, and deciduous upland forest accounts for roughly 1/3 of forest cover. 11% of Bedminster's forested areas are coniferous forest areas. The breakdown of Bedminster's 7,200 forested acres by type is shown on the following Table. Figure 12 depicts forested areas in the Township.

7. Figure 13 depicts farmland assessed properties in the Township along with conservation easements. Figure 14 provides farmland preserved properties along with other forms of open space. It also depicts PIG project areas. Figure 15 provides information on farmland capability of soils.
8. Figure 16 provides the location of historic points and districts within the Township. The point corresponds with the description of Historic sites in Appendix A as attached.
9. Scenic resources are an important element in the overall perception of the quality of life in Bedminster. The protection of scenic vistas, particularly those seen from public rights-of-way, will serve to maintain the Township's rural character. Since the local development review process plays a primary role in shaping new land use patterns, local review agencies are the appropriate administrative authority to encourage conservation of scenic characteristics. In order to develop a program for the protection of scenic resources, the Township has developed a Scenic Resources Management Plan which will provide design standards for different categories of attractive views, including enclosed roadside views, extended roadside views, and distance views. Figure 17 which is apart from the Scenic Resources Study provides an example of identifying scenic features along a corridor by identifying viewsheds from Lamington Road.

BEDMINSTER TOWNSHIP FOREST COVER – 2002

CONIFEROUS BRUSH/SHRUBLAND	843.76	15.0
CONIFEROUS FOREST (>50% CROWN CLOSURE)	374.68	7.0
CONIFEROUS FOREST (10-50% CROWN CLOSURE)	81.21	1
CONIFEROUS SCRUB/SHRUB WETLANDS	8.95	0
CONIFEROUS WOODED WETLANDS	1	0
DECIDUOUS BRUSH/SHRUBLAND	57.59	1
DECIDUOUS FOREST (>50% CROWN CLOSURE)	2,373.74	42
MIXED DECIDUOUS/CONIFEROUS BRUSH/SHRUBLAND	792.87	14
MIXED FOREST (>50% CONIFEROUS WITH >50% CROWN CLOSURE)	294.31	5
MIXED FOREST (>50% CONIFEROUS WITH 10-50% CROWN CLOSURE)	132.66	2
MIXED FOREST (>50% DECIDUOUS WITH >50% CROWN CLOSURE)	218.65	4
MIXED FOREST (>50% DECIDUOUS WITH 10-50% CROWN CLOSURE)	128.31	2
MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)	9.41	0
MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)	4.62	0
OLD FIELD (< 25% BRUSH COVERED)	283.84	3
PLANTATION	19.6	0
<i>Total</i>	5,625.2	100

Community Facilities

1. Schools - The September 2005 enrollment in the Bedminster Township Elementary School was 585 students. Enrollment for the period 2002 to 2004 the student population has averaged 595 per year. The 99,000 square foot Elementary School, which opened in September 1993, has a capacity for 666 students in its core facilities (gym, cafeteria, kitchen, offices, etc.) and a classroom capacity of 550 students. These capacities have been increased substantially with the addition of the third floor to the elementary school in 2000, which increased the functional capacity of the school to 842 and a maximum capacity of 939.

The Board of Education's five-year Long Range Facilities Plan has indicated the need for no construction or changes in the physical plant of the elementary school. Comparing enrollment to school capacity indicates that in 2005, the enrollment accounted for approximately 62% of capacity. When viewed in the context of potential residential growth opportunities in the municipality, it appears that the current facility will remain adequate during the current 6-year municipal planning horizon. High School students in the Township attend the Bernards High School in Bernardsville on a tuition basis.

2. School of the Hills is a private school at 3545 Rt. 206. It has an enrollment of 29 students serving elementary and middle school. In 2002 another private school opened along Pottersville Road, the Willow School. It presently has enrolled 96 students from kindergarten through seventh grade. Also within the Township is a private girl's school. Purnell School on Pottersville Road is a girl's secondary boarding school for the grades 9 through 12.

3. No nursing homes are located in Bedminster.
4. There are several day care facilities in the Township. Some are:
 - a. Rainbow Rascals Learning Center 1 Bradford Road Bedminster,
 - b. Pluckemin Church Preschool 381 US Highway 206, Pluckemin,
 - c. Giving Nest School 1601 Washington Valley Road Branchburg,
 - d. Kiddie Academy 1246 Route 202 & 206, Bridgewater
 - e. Harmony School at highlands Village 574 Allens Road, Basking Ridge,
 - f. Pottersville Nursery School 2090 Black River Road Pottersville,
 - g. The Cottage School 13 Mendham Road Bedminster,
 - h. Busy Bumble Bee Day Care 84 Somerville Road Bedminster and
 - i. Childtime 1 Bradford Street, Bedminster.
5. There are no shelters, halfway houses or treatment centers in the Township.
6. CAMP BEDMINSTER is run by the Bedminster Recreation Department, One Miller Lane, Bedminster, NJ 07921; Camp Bedminster has various programs available from sports to knitting throughout the summer of 2006. Students in Pre-K through 8th grade are eligible to participate. Costs vary according to the program selected.
7. The main municipal administrative and public works facility is at 1 Miller Lane Bedminster. Also at this location is the Township' Police Department. The location of the Pottersville Volunteer Fire Company (PVFC) in the northwestern part of the Township and the Union Hook and Ladder Company #1 (UHLC) or Far Hills-Bedminster Fire Department in the southeastern part of the Township provides good area coverage for the people and property of Bedminster. The Far Hills-Bedminster First Aid Squad, Inc. is a shared service and joint undertaking of the two municipalities, which provides emergency medical services. The First Aid Squad building is located on a 2.01-acre lot on the south side of Main Street adjacent to the North Branch of the Raritan River, which is the municipal boundary between Bedminster and Far Hills. The Clarence Dillon Public Library is located on Main Street in Bedminster. (Figure 18)

Infrastructure

1. There are four (4) State Highways that traverse Bedminster Township. They are:
 - a. Interstate 78,
 - b. Interstate 287,
 - c. Route 202 and
 - d. Route 206.
2. There are four (4) county roads in the Township. They are:
 - a. Route 512 (Pottersville Road),
 - b. Route 523 (Lamington Road),
 - c. Route 620 (Burnt Mills/Washington Valley Road) and

d. Route 665 (Rattlesnake Bridge Road).

Figure 19 shows the roadway system by jurisdiction.

Transportation objectives for the Township seek to manage and program development in rural areas so that traffic will not exceed the capacity of the existing rural road network to provide safe, efficient, and convenient traffic movements during peak traffic periods, such a rural road network helps to protect the Environs from scattered and piecemeal development and links Centers to each other. The preservation of the existing system of unpaved roadways in the westerly portion of the Township furthers this objective. Restricted widths of traveled way, unpaved road surfaces, and constrained alignments combine to discourage intensive use of the unpaved roadways. Maintenance of the unpaved roadways, coupled with low intensity zoning for the properties served, act together to achieve the aims of the Township in this regard.

One of the most popular recreational pursuits in the Township is horseback riding. The rural road system adopted by the Township supports this activity as well as the enforcement of safety provision to protect riders and motor vehicles.

Hamilton Farm located on Pottersville Road is the home of United States Equestrian Team. It Houses the United States Equestrian Federation which is the national governing body for equestrian sports within the US. Established as a not-for-profit organization, the USET Foundation's role is to help provide funding for the High Performance competition, training, coaching, travel and educational needs of America's elite and developing athletes and horses in partnership with the United States Equestrian Federation.

Bedminster Township has participated in the State's efforts of implementing bicycling and pedestrian systems by establishing a comprehensive bike and hike trail to link the villages of Bedminster and Pluckemin, including the school, parks and other services. This effort has utilized Transportation and Community and System Preservation funding.

In Bedminster, the demand for improved pedestrian access is primarily oriented toward the easterly highway corridor area and designated village centers, where most of the services are found and where most of the residents live.

The 2003 Master Plan outlined a multi-phase sidewalk plan to improve pedestrian circulation designed to complete the essential connections within the village neighborhoods. This included:

Phase 1:

- (1) On the east side of Somerville Road, provide a sidewalk from the entrance to the new Bedminster Elementary School north to Main Street. (complete)

Phase 2:

- (1) Provide a sidewalk along Lamington Road from Route 202 at Hillside Avenue and Somerville Road to Dillon Library. (complete)

- (2) Extend the sidewalks on the south side of Burnt Mills Road from Routes 202/206 to the old Pluckemin School.. (complete)
- (3) Construct a sidewalk from Lamington Road up to and across the frontage of Quick Chek.. (complete)

Phase 3:

- (1) Complete the sidewalk on the south side of Route 202 and Lamington Road from the Far Hills boundary to Somerville Road. (complete)
- (2) Extend the sidewalk along the east side of Somerville Road from Bedminster School south to Miller Lane.
- (3) Complete the sidewalk connection along Burnt Mills Road between Kline's Mill Road and Hills Drive.
- (4) Develop a new pedestrian and bicycle link along the west side of Route I-287 from Burnt Mills Road to River Road.

While the streets at The Hills development are predominantly private roads and the Township has a limited ability to provide for sidewalk improvements in this development, the Planning Board believes that there is a compelling need for a more complete network of pedestrian walkways within The Hills development and, particularly, along Hills Drive. It is suggested that the Township use any and all of its powers, which may include bonding, local approvals, eminent domain, or other powers of the Township, to assist in providing a more complete pedestrian circulation network at The Hills and its environs.

Somerset Airport was renamed George Walker Field after its founder in May 2001. It is located in south-central Bedminster, between Airport Road, Burnt Mills Road and the North Branch. The Somerset County Circulation Update prepared in August 2001 provides a summary of existing facilities.

George Walker Field began operations in 1946 with a turf runway and one open bay hangar. Currently, three runways serve this facility, including one paved and two unpaved runways. Runway 12/30 has had an improved surface since 1952, and the current conditions resulted from several phases of pavement improvements between 1974 and 1995.

Access to the airport is provided by Airport Road, which extends from Burnt Mills Road in Bedminster to Love Road in Bridgewater, which connects with Meadow Road.

George Walker Field is a general service airport and its service area includes Somerset, Hunterdon, Middlesex, Morris and Union counties. It is privately owned and is principally used for sport/recreation, training/instruction and business.

The airport owner has requested to update his airport layout plan. The scope of work is waiting funding to update the airport master plan. The existing George Walker Field Master Plan outlines recommended facilities development between 1986 and 2006.

3. Bedminster Township is currently served by one centralized wastewater treatment facility, owned by the Environmental Disposal Corporation (EDC). In 1994 the Bedminster Township Wastewater Treatment Plant on Miller Lane was converted to a pumping station that diverted wastewater flows to the EDC facility in Pluckemin. The EDC now provides wastewater treatment for Bedminster and Pluckemin Villages, Far Hills, Peapack and Gladstone, and AT&T. EDC began operations at the Route 206 treatment plant in 1983, in conjunction with the development at The Hills. EDC operates an advanced wastewater treatment facility on a 3.9-acre site just north of Pluckemin. This facility was constructed with an original design capacity of 0.85 million gallons/day (MGD), which was expanded to 1.5 MGD in 1989 and then to 2.1 MGD with the construction of a fourth process train.

TABLE 19 EDC SEWER CAPACITY ALLOCATIONS

	Purchased Capacity(GPD)	3 Month Average (GPD)	3 Month Average as % of Purchased Allocation
<i>Far Hills</i>	54,350	43,867	80.7
<i>Bedminster</i>	192,000	89,567	46.6
<i>Peapack/Gladstone</i>	350,000	188,100	53.7

Three (3) privately owned package treatment plants currently operate in Bedminster. These include Cowperthwaite Wastewater Treatment Facility, Fiddler's Elbow Wastewater Treatment Facility and Hamilton Farms. (Figure 20) The operating characteristics of the three package plants are detailed below.

- a. Cowperthwaite. This small system, owned by Lamington Farm Club, L.L.C. and operated by Garco Research Company provides secondary wastewater treatment. This system serves a total population of 8 persons and processes roughly 1600 gallons of wastewater per day. Permitted flow from the Cowperthwaite plant is 840 gallons/day, which is discharged to the Middle Brook and groundwater. The treatment facility includes a septic tank and sand filter. Attempts to reconcile the difference between the allowable and actual flows are being conducted by Somerset County. This system will be closed upon completion of the Golf Course which will then take over wastewater treatment at this facility.
- b. Fiddler's Elbow. The Fiddler's Elbow Wastewater Treatment Plant, operated by Garco Research Company, provides advanced wastewater treatment to the Fiddler's Elbow Country Club. This facility includes a package activated sludge plant and sand filter, and discharges to the Lamington River. The facility has a design capacity of 45,000 gallons/day, and service is limited to the Country Club. Currently flows range between 10,000 gallons/day (winter) and 30,000 gallons/day (summer).

- c. Hamilton Farms. The Hamilton Farms Treatment Plant, operated by the Beneficial Management Headquarters, Inc., provides service for the Hamilton Farms employee and guest buildings. The buildings are serviced by a treatment plant with discharge to groundwater using a modified disposal field. The total population served by the facility is unknown but the site does house the U.S Equestrian team headquarters, a guesthouse, an athletic building, and other minor structures. The facility has a nominal treatment capacity of 7,000 gallons/day, although the plant has the ability to treat up to 10,000-12,000 gallons/day. The actual permitted wastewater flow is 6,696 gallons/day, and average monthly flows during 2002 ranged from 2,000 gallons/day to 8,375 gallons/day.

Bedminster Township is provided potable water supplies from three primary sources, including the New Jersey American Water Company, Elizabethtown Water Company (now part of American Water Company) and private wells. Public water distribution systems are generally oriented toward the villages of Pluckemin and Bedminster in the State highway corridor area and Pottersville Road. Private wells provide water supplies throughout the remaining portions of the municipality. The New Jersey American Water Company (formerly Commonwealth) provides direct service to roughly 2,831 customers. This service area is generally limited to Bedminster and Pluckemin village including The Hills and some of this water is supplied to New Jersey American by the Elizabethtown Water Company, through an interconnection at Chambers Brook. New Jersey American has developed a 250,000-gallon storage tank near The Hills development, at a site on Mt. Prospect Road. An additional 660,000-gallon storage tank in nearby Bridgewater also serves the Pluckemin area. Elizabethtown Water Company provides service to the Pottersville Road area and Pottersville, as well as areas south of Pottersville along Black River Road. Elizabethtown serves 80 customers in this area. (The consumption data, provided by Elizabethtown Water, is determined via pressure zones and not by municipality. Elizabethtown also serves as a purveyor of water to New Jersey American, the ultimate supplier of water to most Bedminster customers. Elizabethtown maintains a 1.2 million gallon storage tank near Pottersville Road on Hamilton Farm. Water distribution facilities range in size from the 16" lines located along Route 206 to the 1 1/2" lines serving the south end of Somerville Road, and includes distribution lines of 2", 3", 4", 6", 8" and 12" diameter.

Underutilized Land

There are 11 known contaminated sites within the Township according to NJDEP. They are:

- 155 Klines Mill Road,
- 20 Union Grove Road
- 475 Larger Cross Rd
- Bedminster State Police Garage (Old US# 206)
- Bedminster Maint. Yard (Rts. 202 & 206)

- Cumberland Gulf (215 SH 202 & 206)
- Dunwalke farm (1215 Larger Cross Rd)
- Exxon r/s (Rte 206 & Washington Valley Rd)
- Martha's cleaners (75 Washington Valley Rd)
- Shell service station (Rt. 206 & Lamington Rd) and
- Village cleaner (462 RTE 206 N)

COMMUNITY VISION & PUBLIC PARTICIPATION

While petitioning for center designation for Pluckemin and Bedminster the Township initiated a comprehensive update in 2002 of its Master Plan with the assistance of the Somerset County Planning Board and its County Municipal Planning Partnership Grants.

In preparing the Master Plan update the Township Planning Board made a decision to adopt and implement the comprehensive municipal master plan, regulations and programs in a manner consistent with the State Plan and include most of the pertinent elements authorized under the Municipal Land Use Law. It also made a decision in reviewing its goals and objectives as required under the MLUL it would develop a vision for the Township.

The following is the vision the Township prepared in an amplified manner in demonstrating how it is being carried out in the Township's planning efforts.

The Master Plan is dedicated to preserving, protecting and enhancing Bedminster's natural and cultural resources, and promoting a sustainable future for the Township and the region. The vision for Bedminster's future is reflected in these key objectives:

Protecting and improving the quality of the air and water that flow through Bedminster, thereby enhancing regional air and water quality

In the year 2024 implementation of alternative means of transit by providing opportunities and access for alternative transportation systems (buses, car and van pooling, bicycling, and walking) in Bedminster and adjacent communities has resulted in EPA redesignating the Suburban Region of Middlesex, Morris and Somerset Counties to air quality attainment.

Over the last twenty years the Township has implemented water quality best management practices to protect the quality of surface waters and promote maximum habitat values. These included arranging development on the least porous soils, to promote infiltration and reduce sediment and pollutant loading, using buffer strips and other techniques to maximize overland flow, such as grassed swales and filter strips, pursuing regional stormwater management approaches and extended detention facilities and creating wet ponds (retention basins) and wetlands or marshes.

Conserving community character by carefully managing the scale and intensity of new development and retaining farmland and open spaces

Bedminster through its zoning of the VN District areas has been able to conserve the community character of the Villages of Pluckemin, Bedminster and Pottersville. These areas of Bedminster Township are unique, both in terms of their historical significance as well as the existing pattern of development. Consisting of many older structures situated on relatively small lots, the Village areas are significant assets to

the municipality and are protected and preserved to the greatest possible extent so that the prevailing architectural themes remain a part of Bedminster Township and the State of New Jersey.

Bedminster's R-10 District has created a response to a broad range of local objectives for the "countryside" portions of the Township. Bedminster Township still is blessed with a vital agricultural community where farmland assessment acreage continues to represent approximately two-thirds (2/3) of all lands within the Township with the continued increase in acreage planted in small grains and the number of livestock and horses now going back to the 1990s.

Preserving our cultural landscape by recognizing historic structures and districts, and managing change within the historic villages

In 2024 the cultural landscape has not be altered. It has been protected because of planning initiatives going back to the turn of the century. In 2003 Bedminster adopted as part of its Master Plan a Historic Preservation Plan and within that element it reaffirmed "Historic Points and Districts " within the Township. It identified approximately one hundred fifty (150) historic buildings, structures, and areas located throughout Bedminster Township including the Pluckemin, Pottersville, and Lamington Historic Districts and Kline's Mill, which are included on both the State and National Registers of Historic Places. This inventory provides the basis for continued efforts to preserve the visible evidence of Bedminster Township's historic past, so that the historic resources of the municipality may be maintained for all the residents of New Jersey.

Protecting scenic vistas of the rural countryside and the villages and hamlets that impart the special character of Bedminster

In 2004 the Township Planning Board conducted a Scenic Resources Plan, which mapped 22 individual corridors within the Township providing a detailed analysis of the scenic character elements affecting the Township's rural roadways and State highways. The Plan not only identified scenic corridors and gateways categorized in terms of the scenic elements that contribute to their quality, as seen on the scenic feature mapping in the Scenic Resources Management Plan, but also established design standards for different categories of attractive views, including enclosed roadside views, extended roadside views, and distance views and recommended to the Township Committee the incorporation of design standards into the Township's subdivision and site plan process, in order to guide the location and configuration of development. The Township Committee adopted those design standards shortly there after.

Providing a balance of opportunities to live, work and play in safe and attractive surroundings.

By 2024 the Township's planning and management system has provided the guidance that it was established to achieve. Established in 2005 the program of targets and indicators was developed to have "Opportunities to live, work and play in safe and attractive surroundings". Over time the Township has followed the following indicators:

1. Number and type of building permits issued to maintain a variety of housing choices.
2. Measure if the Township continues to maintain and improve upon the types of recreation facilities.
3. Inventory of a continuum of a number of jobs within the Township.

In most cases the corresponding targets have been achieved or in some cases when not achieved have allowed for changes to the Master Plan and Land Development Ordinance.

Maintaining an efficient circulation system that promotes important circulation linkages retains the rural road system and provides for pedestrian, equestrian and bicycle movements.

Bedminster Township still maintains a system of unpaved dirt roads that adhere to its rural nature. Transportation objectives for the Township seek to manage and program development in rural areas so that traffic will not exceed the capacity of the existing rural road network. A rural road network helps to protect the Environs from scattered and piecemeal development and links Centers to each other. The preservation of the existing system of unpaved roadways in the westerly portion of the township furthers this objective.

The Township has completed its four-phase sidewalk program outlined in its 2003 Master Plan. Sidewalks provide important linkages between population centers of Bedminster and Pluckemin and activity areas. Bedminster Township has established a comprehensive bike and hike trail to link the villages of Bedminster and Pluckemin, including the school, parks and other services. To keep and maintain the rural and scenic character of Bedminster the Township has worked with the County in implementing its Comprehensive Bicycle Plan.

Equestrian trails arranged in an unbroken system are a defining feature of Bedminster's character. A public system of trails using scenic roadways is intended to unite and provide continuity for the extensive system of private trails. Preservation of important private trail links is a private sector activity in the Township.

Expanding the Greenway system linking significant public open spaces along a network of pathways, waterways and significant natural features

Bedminster has long been prized for its scenic countryside and unspoiled natural places. These features have been a major factor in the selection of land use policies in Bedminster's Master Plan and the establishment of a Greenway Plan to establish a framework for public and private procedures that will combine to maintain this special character and enhance these features in the future.

The primary greenways are consistent with those of Somerset County. They include:

1. North Branch of the Raritan River (The Raritan River flows from Bedminster's boundary with Peapack-Gladstone and Far Hills, southwesterly across, Bedminster's heartland to merge with the Lamington River at Burnt Mills)
2. Lamington River or Black River (The Lamington River forms the Township's westerly border from Washington and Chester Townships in Morris County, separating Bedminster from Tewksbury and Readington Townships in Hunterdon County and Bridgewater Township in Somerset County.) and
3. Second Watchung Mountain Ridge.

Secondary greenway elements include:

1. Major tributaries of the North Branch and Lamington River. These include the Bamboo-Herzog Brook, which extends from Chester Township through the Pottersville National Register District where it joins the Lamington River just downstream of Pottersville.
2. Axel Brook drains the area between Pottersville Road, Larger Cross Road and Long Lane, including lands of the Upper Raritan Watershed Association at Fairview Farm. Axel Brook joins the Lamington River in an area of significant wetlands and at the location where the former Rockaway Valley Railroad crossed Black River Road. Significant public open spaces are protected in Tewksbury Township, across from the confluence of Axel Brook with the Lamington River.
3. Middle Brook is the principal north-south drainage corridor through Bedminster's heartland and extends from Chester Township through Hamilton Farm and southward to meet the North Branch at River Road. Chambers Brook flows from Bernards Township along Bedminster's southerly border to join the North Branch at the Township's southernmost point.

STATEMENT of PUBLIC PARTICIPATION

Utilizing a Somerset County Municipal Planning Partnership Grant to partially fund the Master Plan process, Bedminster Township was required to sign an Interlocal Agreement and a Statement on Public Participation process. In the application the Township Committee stated that the Planning Board would

1. Document its compliance with the public notice requirements for Master Plan hearings and adoption;
2. Provide proof of filing with the County Planning Board,
3. A Public Participation Report demonstrating public involvement in the preparation of the Plan

Regarding the latter the Planning Board appointed a Master Plan Review Committee, representing members of the Planning Board with the responsibility of developing an updated master plan and receiving input from the local governing body, the zoning board of adjustment, board of education, environmental commission, historic preservation commission, the volunteer fire departments, farmland/open space advisory committee, library board, emergency management services and the recreation committee as well as nongovernmental community stakeholders in the Township, such as, but not limited to representatives from churches, synagogues, mosques and temples in the Township, Bedminster-Far Hills Little League, Bedminster Flyers Cycling Club, Friends of the Jacobus Vanderveer House, Somerset Art Association, Somerset Hills Single Hikers, the Somerset Online Volunteer Information for Nonprofits, the Essex Foxhounds and Tewksbury Foot Bassets. . The elected and appointed officials and volunteers who serve the community of Bedminster are a dedicated group who put serving the public above all else, and are committed to providing exceptional citizen service at all times. The Township solicits volunteers. On its website any resident can offer his/her services by simply filling out a form which is downloadable.

Other public participation efforts were found in the preparation of the recreation plan the Planning Board in cooperation with the Recreation Committee utilized, during the summer of 2000 a Recreation Survey prepared by the Recreation Committee and the Bernardsville High School statistics class. The purpose of the direct mail survey of 473 families was to solicit the recreational preference of the household.

Also, the Planning Board made a commitment to post the Master Plan on the township's website. With the adoption of the updated plan the master plan was posted and be accessed as PDF file at <http://www.bedminster.us/vertical/Sites> Use of the website makes utilization of the master plan more convenient to residents and much more economical to the Township.

The vision process was initiated in 2002 and was adopted in 2003.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

Status of Master Plan

Township's Master Plan adopted by the Planning Board on January 16, 2003. Starting in 2001 the Master Plan included the following mandatory and optional elements.

1. Bedminster's Vision,
2. Local Goals and Objectives,
3. Land Use Plan,
4. Conservation Plan,
5. Recreation and Open Space Plan,
6. Circulation Plan,
7. Community Facilities Plan,
8. Water and Sewer Utility Services Plan,
9. Historic Preservation Plan,
10. Housing Plan,
11. Recycling Plan,
12. Farmland Preservation Plan

The adopted Master Plan also included background documents on natural resources, land use/ land cover and build-out analysis, review of other agency plans and studies on recreation and open space, circulation and community facilities.

In July 2006 the Planning Board amended the Conservation Plan Element with information from an updated Natural Resources Inventory.

On December 1, 2005 the Board amended the Housing Plan Element to comply with the Fair Housing Act and to comply with rules and regulations of the Council on Affordable Housing.

In May of 2007 the Planning Board amended its Farmland Preservation Plan element.

Although not part of the Master Plan, the Planning Board in July of 2005 adopted a Planning Management System (Targets and Indicators) Report to measure the Township's effectiveness of implementing strategies embodied within the Master Plan.

Present Planning Projects

The following is a summary of key planning activities beside development review responsibilities undertaken by the Planning Board most recently.

1. Scenic Resources Management Plan – Utilizing a Somerset County Municipal Planning Partnership Grant, the Planning Board developed a system to analyze various viewsheds in the Township in order to protect them. The Plan made a series of recommendations for property owners to include in their development proposals, such as incorporating various preservation techniques. .

Although completed in 2005 the Board has not yet adopted the Plan, as there are issues regarding the implementation of the Plan's objectives. One major discussion involves amending the Environmental Impact Report to require an

- applicant to not only identify scenic resources impacted by the project, but to also develop methods for the applicant and reviewing Board to maximize resource preservation.
2. Sidewalk Circulation Plan - Located within the Circulation Plan Element, the Sidewalk Circulation Plan primarily focuses improvements on the two villages of Bedminster and Pluckemin. One of the major features of the sidewalk system completed was the Bike-Hike Trail between Bedminster and Pluckemin. To enhance the system the Board has developed additional recommendations for sidewalk improvements in the villages to allow for greater utilization of the Bike-Hike Trail.
 3. Sustainability Plan - A major Planning Board initiative in 2006 and 2007 was to amend the Conservation Plan Element to incorporate a plan for Sustainability. The focus of the plan evaluates the various master plan elements to gauge their recommendations and implementation for sustainable outcomes. A toolbox of best practices for sustainable design, construction, and operation and maintenance techniques will be developed alongside the recommended amendments to the master plan. What will transpire are sustainable land management ordinances for the township to consider adopting. The Planning Board, Township Committee and other departments are now working on the latter aspect of this process.
 4. Reexamination Report – In 2006 the Planning Board began developing a Periodic Reexamination Report under the requirements of the MLUL. A draft was completed and carried into 2007 for continued review. It is anticipated that the Board will adopt the document soon.
 5. Pluckemin Gateway Study - The purpose of this effort is to expand the Village Streetscape in Pluckemin on the south side of Burnt Mills Road west of Route 202/206. Providing additional development opportunity would, in essence, create an engaging and walkable streetscape. It would also reinforce pedestrian and other non-motorized access to the expanding network of township parks found to the west along Burnt Mills Road.
 6. Farmland Preservation Plan – The State Agricultural Development Committee's (SADC) recent rule changes regarding Planning Initiative Grants (PIG) require municipalities to submit revised Farmland Preservation Plans by December 15, 2007. The Planning Board has reviewed these requirements and the township's consultant is working with the Open Space/Farmland Advisory Committee.
 7. Monitoring Highlands Council - As noted in the Township's pre-petition meeting, the delay of the Highlands Council to advance the Highland's Master prompted the Township to reinitiate its petitioning for Plan Endorsement. Still, the Township Committee and Planning Board are monitoring the Highland Council's work and the possible impact on the Township and its Plan Endorsement petition. As previously noted, the Township has made a series of recommendations to the Council to amend the Land Capability Map in the November 2006 Draft Master Plan.

8. Ordinance Revisions - In an effort to implement recommendations of the Master Plan the Planning Board has been working on a number of amendments to various aspects of the Township's Land Development Ordinance, such as amendments to golf regulations, sign ordinance, accessory dwelling unit ordinance, deer fence ordinance and lighting ordinance. In all of these examples, the Sustainability Plan will address the most energy efficient, economically viable, and environmentally friendly methods of implementation.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

The following is a list of development activity within Bedminster Township from 2002 to 2007.

Block	Lot	Type	Description	Approval Date
38	13	P/FMSP	Office/Res River Rd & Cowperthwaite Rd	1/3/02
27	15	SP waiver	Change in Use Bedminster Village	2/7/02
32	6	P/FM SP	Medical Office Bedminster Village	3/7/02
18/19	6/3	Minor Sub	Old Dutch Rd	4/4/02
43	1	SP Waiver	AT&T Golden Boy Statue at existing facility	4/4/02
35	12.01	Minor SP	Hills Rest/Pizzeria Bedminster Village	5/2/02
58.15	5594/5595	P/F MSP	Pump House for wastewater Pluckemin Town Center	6/6/02
8	17.01/20	Agricultural Subdivision	Pottersville Rd & Larger Cross Rd.	6/13/02
57	13	P/F MSP	Addition to existing Structure Pluckemin Town Center	6/8/02
38/39	9,13 &14, 8, 10,11.02, 12.02 &12.03	Amended P/F SP	Lamington Farm Country Club (Trump National Golf Course)	7/11/02
2	6	Amended Major Sub	Pottersville Rd. subdivision of farm assessed property	7/11/02
72	3/3.01	SP/Variance	Verizon guard houses	8/10/02
12	1.05, 1.11, 1.12 &1.13	Minor sub amended	Black River Rd Farm assessed property	9/5/02
38	8, 11.05 & 12	Amendment to easement	Common Driveway	10/3/02
8	24.16/24.17	Minor Sub	Long Lane subdivision for Trust	12/12/02
2	8	Minor Site Plan/Conditional use	Accessory use	12/12/02
43	1	P/F MSP	AT7T - fencing	1/9/03
2	13/14	Minor Sub	Pottersville Rd Farm assessed property	4/3/03
14	1, 1.01 & 3	Minor Sub	Holland Rd Sale of house from Farm creating 8 acre lot	5/1/03
73	1	SP waiver	Exxon Mobil/replace fence and tank Pluckemin Town Center	8/7/03
22	15 & 19	Minor Sub	Sub commercial property from residential Rt. 206 Bedminster Village	8/7/03
27	9	P/F MSP	Office Bldg. Rt. 206 Bedminster Village	9/4/03
38 &39	9, 10, 13 &14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Trump National Golf Course)	9/11/03
61	5	SP waiver	Somerset Air Service Removal of Existing hangers & replace w/ 2 new hangers	10/2/03
48	1.01	Minor SP/	River Rd. Add Accessory Dwelling	2/5/04

		Conditional Use	Unit farm assessed property	
57	Lot 1 & 3	P/F MSP	Restaurant Pluckemin Town Center	4/1/04
8	17.01	Minor Sub	Pottersville Rd sale of house & farm to separate purchasers	5/13/04
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Trump National Golf Course)	6/04
12	1.13	Minor Site Plan/Conditional Use	Black River Rd Accessory dwelling unit	1/6/05
33	1	P/F MSP/Variance	Office Bldg Rt. 206/202 Pluckemin Town Center	1/6/05
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Trump National Golf Course)	4/7/05
9	1	Partial SP Waiver	Hamilton Farm Golf Club Reconstruction of an existing bridge	7/7/05
9	1	Site Plan Waiver	Hamilton Farm Golf Club New Gate at Driveway w/ Schoolhouse Lane	8/4/05
57	21	Minor SP	Change of use Day care center to Restaurant Pluckemin Town Center	8/4/05
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	SP waiver/variances	Lamington Country Club (Trump National Golf Course) Signage increase at gate	9/1/05
59.28	1	SP waiver/SP Exception	Environmental Disposal Corp installation of security improvements Pluckemin Town Center	9/1/05
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Trump National Golf Course)	1/5/06
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Conversion of existing maintenance barn to cottage & space for the golf club)	1/5/06
57	1 & 3	SP Waiver	Pluckemin Inn – shed Pluckemin Town Center	4/6/06
59.26	11.02	P&F MSP	Cingular Wireless installed 12 new antennas	5/11/06
41	25 & 25.07	Minor Sub	Cedar Ridge Rd. sale of house & farm to separate purchasers	5/11/06
59.27	11.01	Amended P/F MSP	Village Shop @ Bedminster signs, façade lighting/parking lighting existing facility Pluckemin Town Center	8/3/06
38 & 39	9, 10, 13 & 14 8, 10,11,12.02 & 12.03	Amended P/F MSP	Lamington Country Club (Relocation odd fountain, construct Golf Cottages and Chapel)	3/1/07
57	10	P/F MSP	One story office addition on Rt.202/206	4/5/07
44	2.01 & 2.02	P & F M sub	10 lot subdivision along Rattlesnake Bridge Rd	11/8/07
12	1.07	P/ F minor SP	Smithfield Farms dwelling units on the second floor above an equipment garage on Lamington Road (Co. Rt. 523).	12/6/07
8	24.10	P/ F minor SP	Plumeri 3-car garage and stable, with an accessory dwelling unit above	12/13/07

12	1.09 & 1.10	Minor Sub	Richards lot line adjustment	1/7/08
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Of the 42 applications handled by the Bedminster Township seven of the applications were related to minor details at the Trump National Golf Center and two (2) were related to the Hamilton Farm Golf Club. These nine (9) applications formed over 20% of the Planning Board's applications.

Seven (7) of the applications involved waivers of site plan approval and nine (9) of the applications were relate referred to the subdivision of farm assessed properties many being the transfer of the dwelling to another family member or other individuals. Seven of the application involved amendments to prior approvals.

More importantly fourteen (14) or one-third of the applications were related to improvements, change of use or new construction within the designated centers, and no application was for anything that could be classified as a project of regional significance.

Realizing the actions of zoning boards can have an impact on development an analysis was done applications before the Board of Adjustment from 2001 to 2006 was conducted.

During the period in question 73 applications were made to the Board of Adjustment. During 2002 15 applications were submitted with two withdrawn, one carried into another calendar year, two site plan approvals and six for c variances. Of the four d variance cases one was for having more than one principal use on a lot, two involving unmet conditions and the remaining involving FAR.

In 2003 the Board received 14 applications two were withdrawn and one was carried over into the next calendar year. Two applications involved the zoning officer's interpretation of the zoning ordinance and two cases were for c variances. Of the seven d variances four were for FAR reasons, two were for unmet conditions and one was for a non-permitted accessory use of a sign.

In 2004 16 applications were filed with the Board with three carried into the next calendar year, one interpretation, one withdrawn and four c variance cases. Of the seven d variances four involved FAR, two were for conditional uses and the D 1 case was for a non-permitted accessory use (trash container on a residential lot).

In 2005 there were 13 applications filed one was carried into 2006, one involved an interpretation and five were for c variances. Of the six d variances four involved FAR and the other three involved conditional uses.

In 2006 15 applications were submitted to the Board. Of the 12 decisions rendered by the Board one was an appeal of an interpretation of the zoning officer, one was a site plan approval and six were for c variances. In the four d variance cases two were for conditional uses, and one was for FAR. The one D 1 variance which was granted was for a residential accessory apartment.

In reviewing the zoning cases it is evident that the decisions rendered by the Board did not involve the permitting of significant projects that would affect the land use plan.

STATEMENT OF PLANNING COORDINATION

The township because of its close proximity shares many services and functions with the Borough of Far Hills. Examples of this are the Bedminster-Far Hills Fire Department and the Bedminster-Far Hills Little League. During the petitioning for Center Designation the two municipalities filed their petitions jointly.

In regard to other regional coordination Bedminster students from grades 9-12 attend Bernards High in Bernardsville. Bernards High School is part of the Somerset Hills Regional District. Bedminster Township has contracted with the Bernards Township Health Department to provide a variety of services to Township residents. The Rescue Squad serves Bedminster and Far Hills and is staffed by volunteers from the community.

At the County level the Township has participated in the County's Municipal Planning Partnership Grant program since fiscal year 2000. The purpose of the Municipal Planning Partnership (MPP) program is to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds may also be used to help address the 50% match required by the State's Smart Growth Planning Grant Program, providing an incentive for pursuing these grant funds. These funds are used by municipalities, or a group of municipalities, to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth/ growth management initiatives. In Bedminster they added in updating the Master Plan, formulating the Township's targets and indicator program, the Scenic Resources management Plan and the planning for the Bike-Hike Trail to mention a few.

To qualify for the funding the County requires executing of an Inter-municipal Policy Agreement between the Somerset County Planning Board and Governing Bodies within Somerset County / Memorandum of Understanding: Projects of Regional Significance. In this agreement, Somerset County and its constituent municipalities recognize that they are part of an interdependent regional fabric of planning and infrastructure needs that often transcend municipal jurisdictional lines. The agreement recognizes that large-scale housing or commercial developments can have substantial and far-reaching effects beyond the jurisdiction in which they are located. It further recognizes that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing sound and inter-related municipal, county and state plans.

In order to promote regional planning and inter-municipal planning coordination and to address the impacts of Projects of Regional Significance, the Somerset County Planning Board hosted numerous meetings over a two-year period with the planning chairs and governing officials of the County's municipalities. Based on these meetings, the Somerset County Planning Board developed a model inter-local agreement on inter-municipal planning coordination and "Projects of Regional Significance." To this end, the agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is

proposed within its boundaries that will have impacts beyond the municipal boundary lines. Projects of Regional Significance are defined in the agreement as: "land developments of more than 150 dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."

Another County program the Township has participated is the County/Municipal Open Space Partnership program. To be eligible for financial assistance the County requires the project to be contained within either a local plan or county plan.

The Township also has participated with the County in its preparation of its three Cross-Acceptance Reports. The Township in the last round worked in concert with the North Cross-Acceptance Sub Area formed by the County. This involved Bernards Township, Bernardsville, Far Hills and Bedminster.

The Township has been working with Tewkesbury Township Hunterdon County in planning for the lamington River corridor.

The Township Committee has also made a good faith effort to include neighboring jurisdictions and other governmental entities (Environmental Disposal Corporation, North Jersey Transportation Planning Authority, Somerset County Planning Board, Morris County Planning Board and Hunterdon County Planning Board) in the Township's planning process.

STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

Program Name	Project Name	Agency	Brief Description	Geographic area covered	Project amount Millions	Project Start Date	Project Finish Date
Inter-modal Program	Bed. Bicycle Path	USDOT	Phase 4 of Bike-Hike Path	Robertson Drive intersection with Schley Mountain Road to Route 287 Ramp 6M, bicycle path	\$0.469	FY2002	
Local Aid	Black River Road Phase I	NJ DOT		Black River Road	\$.150	FY08	
PIG	Target Area 1	SADC	Farmland Preservation	R-10 zone	\$120	FY08	
Recycling Tonnage Grant		NJDEP	based recycling reports	Twp wide	\$.004	FY08	
Clean Communities Grant			calendar, tub grinder	Twp wide	\$.013	FY08	
		LPS	-Alcohol Education & Rehabilitation -NJ Body Armor Replacement Fund - Drunk Driving Enforcement Fund	Twp wide	\$.005	FY08	
		US Justice	Federal Body Armor Replacement Grant	Twp wide	\$004	FY08	
NJ Historical Commission		NJDEP	exhibit design at JVH		\$.002	FY07	

INTERNAL CONSISTENCY IN LOCAL PLANNING

In 1994 the Township submitted its master plan to the State Planning Commission (Commission) for consistency review with the State Development and Redevelopment Plan (SDRP). It was the second review the Commission had performed since the adoption of the SDRP on June 12, 1992. The Commission found the master plan and its supporting documents as consistent with the SDRP *In response to Bedminster's formal submission of its Master Plan to the State Planning Commission (SPC) for a Consistency Review, the SPC determined that **Bedminster's Master Plan "meets the State Plan's intent" to encourage growth in identified centers and "protect and preserve tracts in the Environmentally Sensitive Planning Area". Citing an extensive public planning process which resulted in a Master Plan that is up to date, the SPC determined that "in particular the R-10 Rural Residential District...advances the intent of the State Plan for the Environmentally Sensitive Planning Area", and that the goals of Bedminster's Master Plan "are consistent with the goals and objectives of the State Development and Redevelopment Plan"***).

This finding ultimately led to the Commission filing an amicus brief in the case of Kirby vs. Bedminster which challenged the Township's Land Use Plan amendment of June 15, 1994. The amendment challenged the change in the Land Use and ultimate rezoning of the plaintiff's property from one (1) unit per three (3) acres to one (1) unit per ten (10) acres.

In upholding the actions of the Township there are certain aspects of the Court decision in the Kirby case we believe address the point of internal consistency.

1. The Court found the consistency between the Bedminster Land Use Element, the Somerset County Master plan and the New Jersey State Development and Redevelopment Plan (SDRP) was noted and discussed by Caton (Phillip Caton, PP/AICP, the Court's expert). "The later plan was adopted by the State Planning Commission in 1992. Although Bedminster was under no legal obligation to comply with its recommendations, the designation of the land now within the R-10 zone as Environmentally Sensitive apparently was the catalyst for Bedminster's revisiting of the planning issues relating to the then R-3 zone. Subsequently the State Planning Commission reviewed the Bedminster Master Plan and the provisions relating to the R-10 zone and determined them to be consistent with the SDRP. While this determination has no binding effect, it is reasonable to consider it as supporting the planning judgment of Bedminster".
2. The Court also found, "The Conservation Element of Bedminster's 1991 Master Plan, including the Background Studies, contains a thorough analysis of the Township's natural features and infrastructure and examines the implications of development on the environment. The background studies cover the following categories: Agriculture, Stream Corridors, Air Quality, Steep Slopes, Forest Resources, Surface Water Geology, Endangered and Threatened Species, Scenic Corridors & Resources, Wetlands & Soils. The Conservation Element describes various rural conservation strategies, including agricultural zoning, large lot

zoning, lot size averaging, cluster zoning and transfer of development rights, among others. The Conservation Plan also sets forth the carrying capacity" analysis which is the foundation for the Township's R-10 zoning. *Caton Report Pages 6-page 7*

Carrying capacity is a consideration in the determination of zoning density and in Bedminster's case, is a vital force in the establishment of the R-10 zoning. While more complex definitions are common, carrying capacity simply refers to the ability of the land to absorb the detriments of human occupation. The ability of the soil to absorb and purify human waste and produce drinkable water is considered the most important elements of lot size.

The concept of carrying capacity and its relevance is not challenged here by Kirby. Lot size is, however, challenged on the grounds that it is not warranted by carrying capacity. The consideration of carrying capacity of the land in zoning decisions is supported by language in the State Plan:"

3. The Court also found, "But Bedminster' actions are supported by studies, reports and hearings and confirmed by the views of both New Jersey and Somerset County planners. Kirby discounts much of that material as "Lofty goals, platitudes, jargon, planner phraseology, use of stock phrases" *Kirby brief page 4*. Kirby attacks the motives and the judgment of Bedminster officials and planners, but does so without providing sufficient evidence of any shortcomings. Kirby simply offers different planning judgment."
4. Finally, the Court stated, "Kirby has also challenged the validity of Ordinance 95-25 which authorizes clustering in the R-10 zone. This provision originated indirectly from the recommendation of the Master Plan Consistency Report of the State Planning Commission that Bedminster consider a broad array of implementation techniques to further advance the natural resource conservation and related goals of the SDRP. Among the tools offered in the Report were cluster zoning and lot size averaging (Consistency Report at 5, 24).

Bedminster responded to the Consistency Report by the adoption of Ordinance 95-25 (the Lot Size Averaging Ordinance). The avowed purpose of the ordinance is to further "the resource protection goals and objectives included in the Master Plan, and the goal of maintaining large, contiguous open areas" by modifying, in certain cases, the 10 acre minimum lot size for subdivisions in the R-10 district (Section 13-401A.7a)".

The Court's findings provide an example of external consistency between the Township, County and State as well as internal consistency from the establishment of a vision for the Township, to the analysis of natural and infrastructure features, to the analysis of various strategies, to adoption of a Land Use Plan and the adoption of an ordinance to implement a means toward the vision.

SUSTAINABILITY STATEMENT

Sustainability means planning and providing for a healthy economy, environment and society. Sustainability encourages us to take a close look at our communities and think about how we can improve overall quality of life for citizens of today as well as generations of tomorrow.

The concept of sustainability is rooted in the recognition that our society, our economy, and the natural environment are interdependent. Often we tackle problems in the three areas separately, without taking into account the strong links among them, and the implications of decisions in one area for the other two. The search for a sustainable society occurs through recognition that we must factor these implications into all of our decisions in order to ensure that we will meet future needs as well as current ones.

As municipalities plan for their future, they are required to look at different aspects of the community and determine how best to move forward. Approaching this task from a sustainability perspective, a community should look at how the community systems work as a whole and how planning for future uses will either impact or enhance those systems.

As previously noted, the Bedminster Township Planning Board is in the process of developing and considering the adoption of a Sustainability Sub Plan of the Conservation Plan Element. The purpose of sub plan is to achieve the sustainability goals of Bedminster Township through strategic implementation of its policies and recommendations. Measuring the success of local policies and strategic planning initiatives will be accomplished through the use of targets and indicators to measure change over time.

Monitoring indicators can offer valuable insight into emerging trends. With careful selection of useful indicators, the policies and regulations adopted by Bedminster's elected and appointed officials can be fine-tuned to better effectuate the township's vision to maintain and enhance Bedminster's ecological values, natural resource capabilities, historic and cultural assets, scenic vistas and desirable community character.

One of the key recommendations of the Sustainability Sub Plan for implementation is to conduct a "green code audit" of the Township's land use code. This process evaluates opportunities to improve the "sustainability quotient" of Township regulations. The purpose of this report is to provide the Planning Board and the Township with a document that easily sustainability, the current language that exists to that effect, and the policies that are needed to achieve a level of environmental awareness, education, and implementation. Attached is an outline of the major areas of a land use code, where sustainability policies should be developed.

Land Development –

- Includes zoning, streets, stormwater management, etc.
- Construct vegetated roofs to make up for land lost to development.

Land Management and Site Planning

- Preserving rural qualities, protecting open space, etc.

- Vegetated roofs acts as green space, although is not recommended for use as green space.

Transportation and Mobility

- New studies on truck and car idling show the harmful effects of carbon emissions into the air reducing outdoor air quality.
- To provide for better movement of traffic and better air quality, ensure streets provide efficient flow of traffic and that the town has regulations against idling and standing, and limits drive thru establishments.

Water Systems

- Protecting and enhancing water quality and increasing water quantity returned to the ground
- Reducing impervious cover where possible
- Review Board of Health ordinances for wells, septic, etc.
- Vegetated roofs help with stormwater management as well as water reuse in a building that has an integrated system.

Construction Management

- This is where green building guidelines for construction would be most appropriate.
- To the extent the board and town is comfortable, the LEED rating system could be applied here (see attached).
- The town should also implement policies for recycling materials where excavation, demolition and construction occur.

Other – again most of these could be brought up to the LEED rating system standards as much as possible

- Materials used in construction
- Electrical / Energy Efficiency
- Lighting / Energy Efficiency / Use of Daylighting / Building orientation
- Ventilation and Air Quality - During and after construction of buildings
- Checklists and Development Application Review should guide the planning board and other committees when review applications for individual sites, as well as subdivisions.

CONSISTENCY WITH STATE PLAN-GOALS, POLICIES AND INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal #1: Revitalize the State's Cities and Towns</p> <p>STRATEGY Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations</p>	<p>Policy on Urban Revitalization –Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicators 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6 Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23 Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27 Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Analysis

The Township is not an Urban Coordinating Council municipality and is of the opinion that the goal of revitalizing the State's Cities and Towns is not applicable to Bedminster.

GOAL	POLICIES	INDICATORS
<p>Goal #2: Conserve the State's Natural Resources and Systems</p> <p>Strategy-Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use</p> <p>Policy on Open Lands and Natural Systems- Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Special Resource Areas- Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey</p>	<p>Key Indicator 2 The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3- Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11- Conversion of wetlands for development</p> <p>Indicator 26- Percent of land in New Jersey covered by adopted watershed management plans</p>

Analysis

Bedminster Township's planning demonstrates consistency with State Plan Policies on Water Resources, Open Lands & Natural Systems, and Special Resources Area (Highlands).

In Bedminster Township water resources are a major concern. The groundwater resources of the Township provide the potable water supply to much of the Township's rural areas. In addition, groundwater provides the base flow to rivers and streams during low flow periods. In order to protect and maintain this critical resource the Master Plan recommended and the Township has instituted a number of activities such as:

1. A program to ensure that existing septic tanks are regularly pumped and maintained in a manner similar to the revised State Health Code standards for new systems.
2. Ongoing public education directed at water conservation and preventing the discharge of toxic and hazardous pollutants to groundwater.
3. The Environmental Commission, in conjunction with the Health Department, could conduct an environmental audit of groundwater quality, including an analysis of existing groundwater samples and an identification of existing facilities, which could adversely impact groundwater. Among the facilities are
 - a. Underground storage tanks.
 - b. Gas, fuel, and sewer line locations.
 - c. Large septic systems for commercial/industrial users.
 - d. Permitted community septic systems.
 - e. Hazardous substance storage areas and facilities.
 - f. Permitted NJPDES groundwater or surface discharge facilities.
4. The Township is considering a wellhead protection program to protect community water supply systems and areas in the Township with clusters of residential wells that might be threatened by inappropriate land uses.
5. The Township has reduced residential densities in unsewered areas to protect the portability of groundwater from the impacts of septic systems.
6. Landscaping standards require the use of native and locally adapted plants, and designs, which minimize irrigation, maintenance and turf areas and require mulches to preserve soil moisture.
7. Irrigation systems for lawns and landscaping are discouraged in new developments and drip irrigation for localized watering is encouraged.
8. The Township is evaluating alternative well testing methodologies in order to assure that groundwater availability is accurately analyzed.

Surface water is impacted by both point and non-point source pollution. Nonpoint source pollution, a major factor affecting Bedminster's surface waters, and the Township has made strives in mitigation by local land use strategies and management approaches. Non-point source pollutants include septic system effluent, agricultural runoff, stormwater runoff, and construction activities. In order to mitigate potential impacts to the Township's surface waters, the following management approaches were recommended in the Master Plan and in many cases has been carried out such as:

1. Water quality best management practices have been adopted, to protect the quality of surface waters and promote maximum habitat values.
These include:

- a. Arrange development on the least porous soils, to promote infiltration and reduce sediment and pollutant loading,
- b. Buffer strips and techniques to maximize overland flow, such as grassed swales and filter strips,
- c. Regional stormwater management approaches and extended detention facilities,
- d. Wet ponds (retention basins) and wetland or marsh creation,
- e. Infiltration practices to detain runoff, including trenches, basins, drywells and other structural solutions, and
- f. Water quality inlets and oil/grit separators.
- g. Reductions in permitted residential densities and impervious coverage can reduce the potential impact to surface waters from non-point source pollution.

Since the State and Federal governments regulate wetlands, the Township is preempted from adopting conflicting regulations. However, the management of protected wetlands and transition areas remains an important issue for the Township to address. A system to periodically monitor and enforce conservation easement restrictions has been developed.

- a. Wetlands transition areas required by the New Jersey Freshwater Wetlands Protection Act should be included in the definition of critical areas contained in the Land Management Ordinance.
- b. Permitted development is arranged to avoid all significant wetlands, and when road crossings are unavailable, they are located at the point of minimum impacts

The Township has approximately 781 acres of recreation and open space within its system according to its ROSI (April 2007). Within Bedminster Township, there is an 18-acre parcel of land that is part of the NJDEP Division of Parks and Forestry 585-acre Hacklebarney State Park. The Somerset County Park Commission manages Natirar in which 40 acres is located in the Township. The Township has concentrated land acquisition and facilities development within Greenways along the North Branch of the Raritan River and the Second Watchung Ridge. Passive open space acquisitions within these greenway systems have accounted for the substantial increase in open space in the municipal inventory over the last decade. The North Branch Greenway establishes a substantial buffer between the developed sectors of the Township to the east and the rural countryside to the west of the highway corridors. Public access within the North Branch Greenway is provided by a trail system along the River and within the River Road Park. Municipal open space additions are identified within the North Branch Greenway along River Road which will provide additional buffering along the River, however use should be either passive for activities such as hiking or nature appreciation or simply for critical habitat protection.

Bedminster Township's strategies are to preserve, conserve and utilize natural resources. Air, water and soil are the essential resources, which support a healthy biota. The natural ecosystem finds a balance among its organic and non-organic components, where resources are used, not used up, and cyclical changes return to the point of beginning. Development disrupts these cycles, and places a heavy burden on man to reestablish the

semblance of a natural balance. The principles of sustainable development demand that resource commitments made during this generation will be sustainable—that is, able to be continued for the benefit of future generations. The quality of the air we breathe, the water we drink and the food we eat determines the health of the human organism and all life forms. Bedminster’s planning efforts seeks to minimize further degradation of these resources and establish an arsenal of environmental health-building tools for the 21st century and beyond. Its planning efforts recognize the inherent limitations of our ability to disassemble the natural world and put it back together again. It argues in favor of a lighter touch on the land, one that is more respectful of natural systems, and that limits the resource commitments and impacts of human intervention. This calls for a systems approach to natural resource conservation, where interconnected natural systems are viewed as a collective resource, not a series of separate features.

Bedminster is located in the Highlands region, a special resource. The northern portion of the Township is within the Preservation Area (965 acres) with the balance of the Township within the Planning Area (15,880 acres). In terms of designation the November 2006 draft Highlands Master Plan divided the Township amongst the three overlays within the Preservation Area – Conservation, Protection and Planned Community areas. In the Planning Area the Township has also the three overlay designations of Conservation, Protection and Planned Community areas.

Conservation Area	10,587 acres
Planned Community	1,400 acres
Protection area	4,890 acres

In the comments provided to the Highlands Council the Township recommended the changes to the Land Capability Map in both the Preservation and Planning Areas. In the Preservation Area the Township recommended the Protection overlay for the whole area and in the Planning Area it recommended changes to the Conservation Area by mainly changing it to the Protection Area and a small area changed to Planned Community. Most of the changes w

In entering the Plan Endorsement process, the Township proposed to retain its two designated centers of Pluckemin and Bedminster. It views these areas as the focus of growth within the Township. It also views its planning and regulations for the environs as a way to maintain water quality and promote biodiversity and meet the forth coming regulations of the Highlands Master Plan.

GOAL	POLICIES	INDICATORS
<p>Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>Strategy-Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive</p>	<p>Policy on Economic Development- Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound</p> <p>Policy on Agriculture- Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity- It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It</p>	<p>Key Indicator 1 New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1 Average annual disposable income among New Jerseyans</p> <p>Indicator 2 Unemployment</p> <p>Indicator 3 Conversion of farmland for development</p> <p>Indicator 5 Agricultural output</p> <p>Indicator 7 Economic output per unit of energy consumed</p> <p>Indicator 21 Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22 Number of census tracts with more than 40 percent of the population living under the poverty level</p>

programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.	is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.	
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Analysis

The focus of future economic growth is within the two designated centers. Although available land is limited these areas meet the Township's economic objectives.

With approximately two-thirds (2/3) of the Township's land area under farmland assessment, agriculture continues as a major land use and natural resource in the Township. Recent farmland preservation initiatives have provided “anchors” of preserved land around which protection strategies and policies can be arranged. The Township in its planning has attempted to improve the climate for agriculture as a business. It has

- a. Promote participation in the 8-year municipally approved farmland preservation program. The 8-year program can be established by municipal ordinance and approved by the CADB. Participation in the 8-year program increases a landowner's eligibility for easement purchase, protects the landowner from eminent domain and provides access to soil and water conservation funds, which can improve the agricultural viability of lands. Establishment of an 8-year program also demonstrates the Township's support for the agricultural community, and offers an opportunity for smaller farms to combine and participate in this program.
- b. Bedminster's agricultural base study should be updated, to examine business strategies to support agricultural viability, and to identify the most productive agricultural lands.
- c. Agriculture dominates the rural character of Bedminster Township and attracts cyclists and other visitors to the area. The beneficial aspects of tourism, which can support agriculture and be supported by agricultural sales and activities, should be explored.
- d. Land use regulations should be updated to minimize deterrents to agricultural activity, and provide increased opportunities for agricultural expansion. This may include expanded opportunities for direct marketing, such as small farm stands for locally grown produce and other vehicles for eliminating the middleman, which make agricultural activities more rewarding to the farmer.
- e. The Farmland Preservation Plan seeks to encourage agricultural pursuits that support the equestrian activities which play an important role in maintaining the countryside character.
- f. An outreach initiative should be structured to communicate directly with local farmers. This provides an opportunity to develop a clearer understanding of

agricultural trends and objectives, and farmers perceptions of current and future business opportunities.

GOAL	POLICIES	INDICATORS
<p>Goal #4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>Strategy-Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through de-manufacturing and remanufacturing.</p>	<p>Policy on Air Resources- Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources- Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and import.</p> <p>Policy on Waste Management, Recycling and Brownfields-Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4 Percent of Brownfield sites redeveloped</p> <p>Indicator 7 Economic output per unit of energy consumed</p> <p>Indicator 8 The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9 Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide.</p> <p>Indicator 10 Greenhouse gas emissions</p> <p>Indicator 13 Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p>Indicator 15 Vehicle miles traveled per capita</p>

Analysis

Protection of the Township's air quality is, at least partially, dependent on regional, state, national, and even international factors. However, there are some air quality management approaches that the Township can initiate to mitigate air pollution, as follows:

- a. Promote alternative means of transit by providing opportunities and access for alternative transportation systems (buses, car and van pooling, bicycling, and walking). Bedminster Township is a member of Ridewise of Raritan Valley, which is Somerset County's Transportation Management Association (TMA). Created in the early 1990's Ridewise works with municipalities, the county, New Jersey Transit and NJDOT to identify and develop innovative nontraditional types of transit services for its member residents.
- b. Reduce the need for vehicular trips by facilitating better interconnections among residential, commercial, office, and recreational uses. Encourage staggered work hours for large employment centers.
- c. Encourage energy conservation through subdivision design, building design, building orientation, and the evaluation of microclimate conditions such as solar access and wind direction.
- d. Recommend landscaping standards that provide buildings with maximum solar access, shading, and wind protection.
- e. Encourage the maximum recovery of recyclable materials and the use of renewable energy sources.
- f. Require air quality assessments at principal intersections for significant developments (three hundred (300) or more vehicle trips per day) to identify problem areas and mitigation strategies.
- g. Design bikeways, pedestrian walkways and other routes to maximize opportunities for non-motorized travel in existing and new development.

With the Township focusing growth in its two centers the Township must monitor within the centers areas of potential need of redevelopment and possible reuse. Over the last two years this effort has taken place in Pluckemin. The Planning Board has assessed the potential of areas in need of redevelopment and also has looked at the redevelopment strategies including two identified contaminated sites (gas stations.)

The Township of Bedminster is striving to achieve the goals laid out by the County and the State in order to increase the amount of recycled material and reduce the total amount of solid waste produced in the Township. The Township has appointed a recycling coordinator, adopted a recycling requirement ordinance and has submitted yearly tonnage reports to the County. These steps help to coordinate local, County and State efforts to reduce solid waste and increase recycled materials. The Township has also adopted recycling requirements in its Land Management Ordinance (§13-517). The ordinance calls for all new residential subdivisions, commercial and industrial facilities to comply with three recycling elements:

1. Submit a recycling plan that is compliant with the Township, County and State recycling requirements. The applicant is required to provide source separated and provide private collection of materials. All leaf collection from

the site will be transported to an approved composting facility within the County as designated by the County Plan.

2. Provide written notification to all purchasers or lessees of the property, which will include all requirements for source separation together with the method of collection and nature of the recycled materials.
3. Submit an annual written document to the recycling coordinator of the total tonnage recycled and the location or locations of the deposit of materials.

GOAL	POLICIES	INDICATORS
<p>Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>Strategy-Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments- Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation- Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4 Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14 The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16 Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17 Increase transit ridership</p> <p>Indicator 18 Percent of potable water supplies that meet all standards</p> <p>Indicator 19 Percent of development on individual septic systems</p>

Analysis

The primary investment for community facilities and infrastructure is within the two centers of Pluckemin and Bedminster. The municipal complex, library, school, police, fire and rescue are historically focused within the two centers. The EDC now provides wastewater treatment for Bedminster and Pluckemin Villages. Public water distribution systems are generally oriented toward the villages of Pluckemin and Bedminster in the State highway corridor area (Rt. 206) and Pottersville Road.

The Township circulation planning is multi-modal. It has a policy for local roads to preserve the existing unpaved road network in essentially its existing

configuration. It has a policy for a major effort by employers, Township, County and State to reduce the number of commute trips, which occur in a single occupant vehicle. The means by which this can be addressed may include car-pooling, vanpooling, telecommuting, four-day workweek, shuttles to train service from major employment locations and population centers, such as The Hills.

Since two State highways function as “Main Streets” in two villages within the Township, and with the designation of both villages as centers by the New Jersey State Planning Commission, which specified that the Township should “promote pedestrian accessibility and safety throughout the Township; with emphasis on Pluckemin Village Town Center and Bedminster Village; coordinate efforts with the Far Hills Village”, it is recommended that the Township approach the County and NJDOT in exploring traffic calming efforts on Routes 202 and 206 within the center boundaries of the two villages.

The Township has incorporated a sidewalk plan and a bicycle plan within its circulations element as well as incorporating travel demand management strategies and recognizing the need for public transportation.

To summarize, the Township's focus in the future should be on controlling land development by zoning regulation. Road improvement should be focused on the existing corridor system consisting of Route 206 and Route 202, together with key intersections, along these roadways. Roadway improvement efforts should not focus on the existing local or County road system. The primary Township effort should be focused on trip reduction strategies and incorporating traffic calming techniques in the villages of Bedminster and Pluckemin, rather than road expansion strategies. In addition, Bedminster should continue to improve pedestrian circulation through the expansion of trails and sidewalks. Finally, to keep and maintain the rural and scenic character of Bedminster, the Township should work with the County to establish a Comprehensive Bicycle Plan.

GOAL	POLICIES	INDICATORS
<p>Goal #6: Provide Adequate Housing at a Reasonable Cost</p> <p>Strategy-Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing- Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design- Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20 Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24 Annual production of affordable housing units</p>

Analysis

Bedminster Township was a "Mount Laurel" defendant (Allan-Deane Corporation v. Township of Bedminster and Planning Board) and in 1984 received a "Final Judgment of Mount Laurel II Compliance and Six Year Repose". This final judgment came in response to the Township's agreement to rezone sufficient lands to permit the construction of at least 819 low- and moderate-income units, which the court found to be Bedminster's fair share obligation for the 1980-1990 periods. The Court subsequently modified the 1984 Final

Judgment in 1992, reducing the Township's Court-imposed fair share obligation to 698 units and extending the period of repose until December 31, 1995.

COAH previously calculated the Township's fair share obligation at 177 low- and moderate-income dwelling units for the period 1987-1999, representing a major reduction from the Court-imposed obligation. This prior round obligation has been recalculated by COAH for the Third Round, using updated information from the 2000 Census, and reduced to 157 affordable units. Through December 31, 2013, Bedminster's obligation includes this recalculated total plus a new "growth share" obligation, based on actual growth. Preliminary estimates indicate that another 37 affordable units will be required to meet the growth share requirement, resulting in a cumulative obligation for the period 1987 through 2013 of 194 affordable units.

The Township's affordable housing production to date far exceeds the current obligation, which is the latest in a series of diminishing estimates of Bedminster's fair share responsibility. Bedminster's affordable housing supply includes 694 affordable units, and the Township also rehabilitated 4 low- and moderate-income units.

Beyond the preparation of a Round III Housing Plan Element and Fair Share Plan the Township tear-down and replacement of existing homes and construction of massive new homes is increasingly a problem in desirable residential areas like Bedminster. While several land use regulations have been crafted to address the floor area and setbacks of principal dwellings, this trend may require further policy refinements.

In the township's Master Plan the concept of community design is addressed in the following goal and objectives.

Community Design

- a. To ensure that new development is visually and functionally compatible with the physical character of the Township.
- b. To provide for standards and guidelines for physical design and community planning so that land uses interrelate and function compatibly and harmoniously in terms of scale and location.
- c. To improve the visual and physical appearance of developed areas while protecting residential neighborhoods from encroachment by incompatible uses.
- d. To establish land use policies and design standards that will enhance visual character along existing commercial corridors.
- e. To coordinate such items as architectural design, access, landscaping, lighting, signs and similar design features to produce visually and functionally compatible development.
- f. To retain wherever possible from public rights-of-way the attractive vistas that make Bedminster special, including views of hills, valleys, ridgelines,

woodlands, farmlands, hedge rows, stream corridors, flood plains and other natural areas.

To date new design standards have not been adopted

GOAL	POLICIES	INDICATORS
<p>Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>Strategy-Enhance preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty</p>	<p>Policy on Historic, Cultural and Scenic Resources- Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values.</p>	<p>Key Indicator 2 The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12 Conversion of land per person</p>

Analysis

Bedminster Township has a rich cultural heritage and an extensive historical legacy. The map and description of Bedminster Township historic resources includes roughly 150 historic sites and four historic districts, three of which are listed on the State and National Register of Historic Places.

It is important to identify the historic resources of Bedminster Township as part of the municipal Master Plan, so that appropriate methods for their protection and conservation can be pursued, consistent with the requirements of the Municipal Land Use Law. Bedminster Township has created a Historic Preservation Commission, which conforms to the Municipal Land Use Law requirements, as recommended in the 1995 Historic Preservation Plan Element. Participation in the Certified Local Government (CLG) program should be further pursued by the Historic Preservation Commission and implemented.

Bedminster Township is dedicated to preserving its historic resources, in part through adherence to the US Secretary of Interior's standards for historic preservation projects. The Township should continue its efforts to assure that historic preservation standards in the Land Management Ordinance provide adequately for the preservation of historic districts and sites and prevent intrusion by incompatible new development.

The 2003 Master Plan recommended a scenic resource assessment should be prepared and scenic resource management standards should be developed. In 2005 a Scenic Resources

Management Plan was prepared by the Planning Board with funding from the Somerset County Planning Board through its County-Municipal Planning Partnership Program. Although the Plan has been completed it has not been adopted in the Master Plan or implemented in Land Management Ordinance.

GOAL	POLICIES	INDICATORS
<p>Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide</p> <p>Strategy-Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning- Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute- The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to “rely on the adopted plans and regulations of these entities in developing the State Plan.” In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities- It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be</p>	<p>Key Indicator 6 The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25 Municipalities participating in comprehensive, multi-jurisdictional regional planning processes consistent with the State Plan</p>

	provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.	
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Analysis

Carrying capacity is a planning technique used to establish the maximum population level of a species based on the availability of natural resources. Carrying capacity had its genesis in ecological studies, used to manage wildlife habitat rangeland for grazing. In the context of land use planning, carrying capacity has been defined as the ability of natural and man-made systems to support a level of population growth and ancillary development while maintaining established standards of performance. When applied to regulating land use, an assessment of carrying capacity is useful in establishing maximum densities or intensities of development. However, sustainability requires that we provide a margin of safety, and not plan for the maximum development that can currently be supported.

The Land Use Plan in the 2003 Master Plan promotes development which respects the carrying capacity of the natural and man-made systems, and arranges higher intensity development in a compact node proximate to the arterial highway corridor area. The Conservation Plan promotes responsible management of the natural resource base by all landowners, public and private and promotes linear conservation networks such as stream corridor protection areas.

Several planning efforts by the Township have been financed in part by Somerset County. As previously noted the 2003 Master Plan, Planning Management System (Targets and Indicators) and Scenic Resources Management Plan were all assisted by the Somerset County Planning Board County-Municipal Planning Partnership Program. These grants have assisted in facilitating planning capacity at the local level as well as regional cooperation between the County and its municipalities.

As previously noted Bedminster is within the Highlands region. A small portion (965 acres) is within the Preservation region. Bedminster has made a commitment to the Plan Endorsement process with the hope that a memorandum of agreement can be reached between the State Planning Commission and Highlands Council to have the Council accept Plan Endorsement as a means of conformance with the Highlands Master Plan.

CONSISTENCY WITH STATE PLAN-CENTER CRITERIA & POLICIES

Pluckemin

Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center (20 Years forward)
Land Use			
Function	Mixed Use Core and diverse housing		
	Identified as a result of strategic planning effort	Identified post cross-acceptance 1993 and included in 2003 Master Plan	Continues to serve as residential and commerce hub of the Township
Land area	< 2 sq mi	0.77 sq mi	0.77 sq mi
Housing Units	500 to 4,000	2,453	
Housing Density	> 3 du/acre	4.5 du/acre	
Population			
Number of people	1,000 to 10,000	6,549±	
Density	> 5,000 per sq mi	8,505 per sq mile	
Economy			
Employment	>500 to 10,000	2246±	2414
Jobs-housing ratio	1:1 to 4.1	1:1 ±	1:1±
Infrastructure			
Capacity (general)	Sufficient existing or planned infrastructure	Part of EDC. Capacity for Bedminster, the hills and Pluckemin is 192,000 GDP. Average flow from the 3 is 89,567 GDP or 46.6% of capacity	
Transportation	Arterial highway or public transit	Route 206/202	

Bedminster

Criteria	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 Years forward)
Land Use			
Function	Mixed-residential community integrated into regional network of communities with transportation links	Mixed-residential community integrated into a regional network with Far Hills by Rt. 202	Continues to function as a mixed-residential community integrated into a regional network with Far Hills by Rt. 202
	Planned to preserve farmland or environmentally sensitive areas	Preserves environmentally sensitive area west of Rt. 206	Continues to preserve environmentally sensitive area west of Rt. 206
	Identified in master plans and as part of municipal planning effort	Identified in 2003 Master Plan & designated by SPC in 2001 center of governmental functions	Continues to be identified in Master Plan and monitoring reports to SPC and center of Twp. gov't functions
Land area	< 1 sq mi	0.4	0.4
Housing Units	100 to 2,000	117	
Housing Density	> 3 du/acre	0.46 units per acre	
Population			
Number of people	<4,500	312	
Density	> 5,000 per sq mi	780 per sq mile	
Infrastructure			
Capacity (general)	Sufficient existing or planned infrastructure	Part of EDC. Capacity for Bedminster, the hills and Pluckemin is 192,000 GDP. Average flow from the 3 is 89,567 GDP or 46.6% of capacity	
Transportation	Reasonable proximity to arterial	US Route 202 is an Urban Major Arterial and functions as Bedminster's "Main Street"	

The Township of Bedminster has requested a renewal of its existing Town Center of Pluckemin and Village of Bedminster, which was designated in 2001 by the State Planning Commission. The Centers are positioned along the eastern portion of the Township. Bedminster is north of Interstate 287 with Route 206 forming its western border. Route 202 serves as a "Main Street" for the Village which enters the Village of

Far Hills which forms the eastern boundary of Bedminster. Pluckemin is southeast of Interstate 287 and north of Interstate 78. Interstate 287 forms the western boundary of the Town Center and Interstate 78 forms the southern boundary. Routes 206 and 202 combined traverse north-south through the center along its western portion. The eastern boundary of Pluckemin is an area of steep slopes greater than 25%. Currently, Bedminster contains an area of 0.4 square miles with the proposal seeking to retain its size. Pluckemin is currently 0.77 square miles, but the proposal calls for slight increase in size of less than five (5) acres along the southwest side of Burnt Mill Road and Routes 206/202.

Application of Center Criteria

The State Plan provides a hierarchy of centers to facilitate future development and redevelopment throughout the State. It specifically calls for future growth in Fringe (PA3) Planning Area, Rural (PA4) Planning Area and Environmentally Sensitive (PA5) Planning Area to be accommodated in Centers and to make sure that they are given the needed resources to protect the environs which surround them. The State Plan also provides the designation criteria. The criteria supply certain essential limits for land area, population, employment and densities for the various center categories. According to the State Plan, these thresholds or limits are intended to serve as flexible guidelines for consideration of proposed centers. This is especially important since the projections provided are for a horizon of 20 years and they are developed to aid municipalities in achieving a vision of its future. It was the approach that Bedminster Township followed when its centers were designated in 2001. It identified areas where infrastructure was available and where development had been initiated so as to protect the environs that surround the centers.

Consistency of Pluckemin Town Center and the Village of Bedminster

With much of the necessary supporting infrastructure in place, the Centers of Pluckemin and Bedminster already serve a major township and regional role with their concentration of commercial, institutional and public uses. Existing development, even prior to the 1997 designation, gave the Centers a village character which in the case of Pluckemin significantly was altered with “The Hills” becoming a much denser community with even greater commercial services. The centers are approaching build-out as was discussed at some length during the initial petition. Attached is material on the availability of land within the two centers. Because of the historical significance of the two centers redevelopment may play a role to absorb further growth while at the same time maintaining the historical significance of structure. The Centers also play an important role in the Highlands play again being identified as planned communities in a sea of protection and conservation area.

CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

Environmentally Sensitive Planning Area

1. Land Use: *Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.*

Bedminster Township has established two centers, Bedminster and Pluckemin and as Figure 8 demonstrates the Township has been actively securing open space around the two centers not only to maintain a buffer from the environs, but also provide for the recreational needs of its residents.

In the last decade Bedminster purchased several open space parcels along the North Branch Greenway as part of a strategy to protect the North Branch of the Raritan and provide public access to the river. These lands are also proximate to other permanent open space lands in Far Hills (Fair Grounds, and Green Acres parcel) and provide opportunities for inter-municipal linkages. Linkage beyond Township borders may also result from connection of the Pluckemin portion of the Second Watchung Ridge with other portions of this ridge in Bridgewater and points east. Principal acquisition objectives involve preservation of scenic vistas and gateways, and acquisition of additional active recreation lands and passive open space areas, such as Greenway expansion along the North Branch and the Lamington River. "The Greenways of Bedminster", is a sub plan element of the Recreation and Open Space Plan, which outlines the conceptual framework for the Greenway, and recommends implementation and funding approaches and public outreach (Figure 10).

As figure 12 shows there are large areas of contiguous agricultural and forest lands in Bedminster Township in areas where the base density is one (1) unit per 10 acres. There is 2,374 acres of deciduous forest with greater than 50% crown closure, another 374 acres of coniferous forest with greater than 50% crown closure and 133 acres of mixed forest with greater than 50% crown closure. Finally, there is over 6,000 acres of cropland and pasture lands in the Township.

The Township is committed to capacity based planning. It recognizes that it must limit the intensity of development, in areas relying on groundwater supplies and on-site sewage disposal, in response to conservative estimates of available water resources and the ability of the soil and ground water to sustain on-lot disposal systems without degrading or impairing surface or ground water quality. Therefore it has advanced and has defended in court a 10 acre zoning scheme for a great deal of the environs in the Township.

2. Housing: *Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.*

Bedminster Township maintains the following housing objectives:

1. To maintain a reasonable diversity of housing to serve households of varying size and age, within a reasonable commuting distance of places of employment.
2. To maintain the Township's commitment to providing its fair share of low and moderate-income housing.
3. To prevent the extension of growth-inducing infrastructure into rural areas.

The Township has provided 698 units of low and moderate income units all within the center of Pluckemin. Six hundred twenty (620) low and moderate income units have been built at The Hills; twenty-four (24) low and moderate-income units have been built at Timberbrooke, and the Township has assisted in development of a fifty (50)-unit senior citizen housing project for low and moderate-income seniors. The Hills, Timberbrooke, and the Pluckemin Park senior citizens community account for all required low and moderate-income units, except four (4) units, which the Township satisfied through rehabilitation. These units constitute 28% of the centers housing stock.

Economic Development: *Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.*

Within the environs in the R-10 district public playgrounds, conservation areas, parks and public purpose uses and open air clubs are permitted uses and golf courses are permitted as a conditional use. At this time there are three private country clubs. One is an 18 –hole course off Lamington Road (Trump National.) Another Is Fiddlers Elbow Country Club which involves three 18-hole courses off of Rattlesnake Bridge Road. The final is Hamilton Farm Country Club which fashions two 18-hole courses off of Pottersville Road.

As a conditional use there are a number of conditions these facilities must meet to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources, such as

1. The golf course/club must utilize existing buildings and structures to the greatest extent practicable.
2. Where a golf course/club is adjacent to or within an open space corridor, including flood plains, open waters, stream corridors and associated buffers, linkages and conservation areas as provided in the Bedminster Township Master

Plan, the golf course/club must provide and maintain all required buffer setbacks from such features and shall provide drainage and conservation easements as required by Ordinances. The golf course/club also must provide and maintain required buffer setbacks from such features to encourage natural habitat, and to protect surface water quality by shading streams and filtering pollutants from surface runoff.

3. Where a golf course/club is situated between public recreation areas shown on the Master Plan, such walking/trail easements shall be provided as required connecting any existing or proposed pedestrian or trail networks in a safe and appropriate manner.
4. The golf course/club shall be designed to preserve existing wooded areas. No more than twenty-five (25%) percent of the total acreage of the tract shall be cleared, and any clearing beyond fifteen (15%) percent of the total acreage of the tract shall be mitigated by replacement with native trees and shrubs elsewhere on the tract. Priority for such replacement shall be given to locations where stream corridors are not shaded by vegetation at the time of development. In no event shall the amount of clearing exceed thirty-five (35%) percent of the wooded area as shown on the most recent aerial photographs available at the time of adoption of this ordinance. The Planning Board shall consult with the Environmental Commission regarding appropriate choices for mitigation plantings.
5. All clearing, grading and site improvements related to the golf course/club shall conform to the requirements of Section 13-605 "Critical Areas", except that areas of play (tees, greens, bunkers) created as part of the golf course which result in new areas of steep slope shall not be deemed to violate these requirements.
6. A vegetated buffer at least one hundred (100') feet wide, consisting of native trees, shrubs, and ground covers, shall be provided and/or maintained between any turf area which will be treated with fertilizers or pesticides and the top of bank of any blue line stream as shown on the U.S.G.S. Survey or any lake, pond, or other open water body with a water surface area of ten thousand (10,000) square feet, on or off site.
7. Where a golf course/club is traversed by existing equestrian trails, existing equestrian trails shall be identified and mapped on the tract and within two hundred (200') feet thereof, and such easements shall be provided as required to connect any relocated portions of the existing equestrian trail networks in a safe and appropriate manner.

These are only seven (7) of the 34 conditions that must be met by an applicant.

Transportation: *Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.*

The majority of local roads in the Township are unpaved. These conditions encourage the historical use of the roads by horseback riders, and reflect the Township's policy to improve roads only to the degree necessary to provide safe access to the Township's rural environs. This is a traffic calming policy that assumes increasing importance in the face of mounting volumes of non-local traffic on local roads. The Township recognizes that efforts to further improve these roads will only serve to increase non-local traffic volume; maintaining the rural character of unpaved roads will serve to direct regional traffic to the County and State highways, which are intended to accommodate such traffic.

Managing the rural character of paved roadways is also a priority objective of the Circulation Plan. An illustrative example of the policy implications of alternative strategies is Black River Road. With access to I-78 and Route 22, Rattlesnake Bridge Road from Lamington Road south provides a north/south arterial roadway. Between Pottersville Road and Lamington Road, however, the only paved north/south roadway is Black River Road. This roadway is characterized by narrow widths, sharp curves, and a generally substandard alignment. Although this is the only paved north/south roadway in this area, recorded volumes show more than a 70% decrease in traffic volume between 1997 and 2000. This is consistent with the limited surrounding development, the irregular roadway alignment, and constrained roadway width. The Township has chosen to maintain the road in its present alignment and configuration, supporting its objective of maintaining a rural character in the area.

The regional road network is under County and state jurisdiction services the Township's eastern corridor area, in connecting Pluckemin and Bedminster to the region. Public transportation is limited to commuter rail service out of Far Hills, and commuter bus service originates in Pluckemin through Bedminster to midtown. No other public transportation is provided.

A sidewalk plan has been developed primarily focused on the centers and a bike-hike trail has been developed to connect the two centers.

5. Natural Resource Conservation: *Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.*

As previously noted under the land use objective in the last decade Bedminster purchased several open space parcels along the North Branch Greenway as part of a strategy to protect the North Branch of the Raritan and provide public access to the river. These lands are also proximate to other permanent open space lands in Far Hills (Fair Grounds, and Green Acres parcel) and provide opportunities for inter-municipal linkages. Linkage beyond Township borders may also result from connection of the Pluckemin portion of the Second Watchung Ridge with other portions of this ridge in Bridgewater and points east. Principal acquisition objectives involve preservation of scenic vistas and gateways, and acquisition of additional active recreation lands and passive open space areas, such as Greenway expansion along the North Branch and the Lamington River. "The Greenways of Bedminster", is a sub plan element of the Recreation and Open Space Plan, which

outlines the conceptual framework for the Greenway, and recommends implementation and funding approaches and public outreach (Figure 10).

As figure 12 shows there are large areas of contiguous agricultural and forest lands in Bedminster Township in areas where the base density is one (1) unit per 10 acres. There is 2,374 acres of deciduous forest with greater than 50% crown closure, another 374 acres of coniferous forest with greater than 50% crown closure and 133 acres of mixed forest with greater than 50% crown closure. Finally, there is over 6,000 acres of cropland and pasture lands in the Township.

In addition, Bedminster Township is blessed with a wealth of renewable and nonrenewable natural resources. In large part, the special character of the Township's countryside is defined by the natural resources on which the Township's land tenure system is based. This emphasis on resource protection is reflected in the goals and objectives in the Master Plan, which, include 14 local objectives relating to natural resources. The first of these natural resource objectives summarizes the overriding intent:

“To protect natural resources, including, but not limited to, steep slopes, woodlands, ridgelines, pristine watersheds, trout streams, wetlands, stream corridors, groundwater supplies, potable water reservoirs, aquifers, rivers, habitats of threatened and endangered resources and unique natural systems”.

The Conservation Plan outlines Bedminster Township's strategies to meet the statutory purpose to preserve, conserve and utilize natural resources. While it is designed to function in concert with the other plan elements, the most important linkage will be between the Land Use Plan and the Conservation Plan. Together, these plan elements propose the location, scale and intensity of new development and the resource management strategies needed to protect the environment.

6. Agriculture: *Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment*

As previously noted over 35% of Bedminster Township is cropland and pastureland which is west Interstate 287 (beyond the location of the centers of Pluckemin and Bedminster. Bedminster has a Farmland Preservation Plan which is in the process of being updated to conform to new SADC requirements. As identified on Figure 14 the Township has two Planning Incentive Grant project areas. The Black River projected area runs north to south on the western portion of the Township. The Lamington Road project area is a large project area focused in the central portion of the Township focused around Lamington Road. Bedminster Township has long been a proponent of the right-to-farm, with the first right-to-farm ordinance adopted in 1982.

7. Recreation: *Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and*

development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

The Township has significantly expanded the municipal recreation and open space inventory during the last decade in response to rapid growth in the community during the 1980's and 1990's. Land for active parkland and open space has been acquired and recreation facilities have been developed during this time. The Township developed active athletic fields at River Road Park and expanded the Pluckemin Schoolhouse Park to accommodate a wide range of recreation facilities. The Township has made significant progress toward its goal of providing a balance of active and passive recreation and open space resources for citizens of all age groups in the community. Municipal recreation and open space areas are concentrated in the densely populated easterly portion of the Township in the Bedminster Village/Pluckemin area.

Two substantial open space areas, River Road and The Pond, straddle Route 206 and the North Branch of the Raritan River in Bedminster. These provide opportunities for fishing, hiking, birding and nature appreciation. The sites are the nucleus of the Township's North Branch Greenway project, which has been expanded over the last ten years with several municipal open space acquisitions along the river. The Greenway extends from Peapack-Gladstone and Far Hills southward along the river to Bridgewater Township. In Bedminster Village, the Township acquired a 26-acre parcel along the North Branch. This site is the northerly-most Township-owned site in the greenway to date. Access to the River can be gained from Deerhaven Road. Other recent greenway acquisitions include parcels along the North Branch south of River Road and the Township has targeted a number of sites for acquisition along the river with the objective of establishing a publicly-owned riparian corridor of open space land.

The Township acquired a 51-acre passive open space recreation area on Schley Mountain Road located just north of The Hills and a 3-acre parcel of open space at The Hills. A new park will be established on a 14-acre site adjoining I-287 at Burnt Mills Road. The township recently acquired the site for athletic field development. The site extends north from Burnt Mills Road toward River Road.

The Township has expanded the number of municipal athletic fields and active recreation facilities by constructing four baseball fields and three soccer fields at River Road Park, the centerpiece of the Township's network of recreation and open space sites. The Township arranged soccer fields in the common outfield area of two baseball fields which maximized spatial efficiency. This served to reduce the amount of parkland needed for athletic field development and conserved land for passive open space and recreation activities and to support natural and wildlife uses. These additions more than doubled the number of athletic fields the Township maintained in 1992, which were located at Miller Lane (two baseball fields) and Pluckemin School Park (one baseball field). Despite this expansion of resources, the current inventory of fields are intensively used by various youth leagues, corporate neighbors and even outside parties that rent fields on an occasional basis. Township residents are free to use the fields when league games are not scheduled. The Township Public Works and Recreation Departments

coordinate the scheduling of use of the fields on a reserved basis on request by residents for family gatherings.

Redevelopment: *Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.*

The only redevelopment consideration in the Township at this present time is within Pluckemin Town Center. This primarily involves the possible expansion of Pluckemin Town Center and specifically Block 71, Lot 13 and adjacent parcels to it. This property was found to be in need of redevelopment, although the Planning Board felt it unlikely that the Township would ever take formal action to condemn and redevelop the property. As a result, the Planning Board examined opportunities for private redevelopment, recognizing that Block 71, Lot 13 had severe constraints for access purposes, given the turning movements at this intersection.

Due to the limitation of developable land within the centers of Pluckemin and Bedminster redevelopment is the likely scenario of accommodating new development. In both cases the historic context of the two centers need to be taken into consideration.

9. Historic Preservation: *Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.*

Bedminster Township contains an impressive display of historic resources, which provides modern day evidence of a past way of life in north central New Jersey. The Historic Preservation Plan Element within the Master identifies the historic sites within Bedminster Township and indicates their significance to the history, architecture, archeology, and culture of New Jersey.

Because of continuing pressures for further development, Bedminster Township has prepared to possess the tools to preserve the rich historical heritage that is one of its most important resources. This has involved managing changes to historic sites and structures, as well as the lands and buildings, which contribute to the historic context. Where the historic districts in Bedminster extend beyond the documented historic resources, new development and redevelopment should be guided by the visual compatibility factors outlined in the Land Management Ordinance.

A detailed description of each of the four (4) historic districts follows.

The Pluckemin Village Historic District has been identified as an early rural center in New Jersey. The district area contains approximately thirty-three (33) buildings reflective of the area's architectural and historical past including the Pluckemin Presbyterian Church, the Burd House, the Boylan House and the former manse (minister's house). The

district also includes adjoining lands and buildings, which significantly affect or are affected by the historic resources in the district.

During the development of The Hills, the Pluckemin Artillery site was the subject of archaeological investigation. Hundreds of artifacts of the early occupation of this site were recovered and catalogued.

The Pluckemin Historic District was placed on the New Jersey Register of Historic Places on February 22, 1982 and on the National Register of Historic Places on July 26, 1982.

Lamington is a rural settlement of seven houses, a store and barn, the Lamington Presbyterian Church (1826), schoolhouse and cemetery, a Black cemetery (1857), and site of the meetinghouse barn (1740). As identified in the Historic Preservation Plan Element, the district also encompasses residential and agricultural lands surrounding this crossroads hamlet.

Lamington is on Lamington Road at its intersections with Black River and Rattlesnake Bridge Roads. Although settled in 1740 (when the first church was built), the architectural appearance of the village is mid-to-late nineteenth century in character. The area has survived as an identifiable example of a rural trading and meeting place surrounded by open lands. Preservation and protection of Lamington, including the surrounding open lands, is deemed an important objective for historical and cultural purposes.

The Lamington Historic District was listed on the State Register on May 7, 1984 and on the National Register of Historic Places on June 21, 1984.

The Bedminster Village Historic District encompasses lands historically referred to as "Lesser Crossroads" and includes an assortment of buildings located along Lamington Road, Somerville Road, Main Street and Hillside Avenue. Among the historic structures included within the Bedminster Historic District are Willie's Tavern, Bedminster Reformed Church and numerous houses, including many of which have been converted to commercial and office uses. The district also includes surrounding properties significantly affecting or affected by the quality and character of the historic resources in the village.

Pottersville spans the Lamington River (the main tributary of the North Branch of the Raritan River) just below the junction of Hunterdon (west), Morris (north), and Somerset (east) Counties in north central New Jersey. Although the river runs through a steep gorge just north of the village (and is known at that point as the Black River), in general the topography of the immediate area is characterized by rolling hills and valleys. The wandering course of the river, the configuration of the intersecting valleys, and the pattern of the roads that serve them, most of which were laid out during the 19th century, have been the primary factors in determining the irregular, linear shape of the village. While Pottersville has been a mixed industrial, commercial, and residential center, newer development has been entirely residential and the surrounding region has remained rural in character.

The Pottersville Historic District was listed on the State Register on August 9, 1990 and on the National Register on September 19, 1990. The Pottersville Village Historic

District takes in virtually the entire historic core of the village; the major portions of the district lie in Bedminster (southeast) and Tewksbury (southwest) Townships, but it also contains related property in Washington (northwest) and Chester (northeast) Townships. Properties in the district are on Pottersville Road (Route 512), Black River Road, McCann Mill Road, Fairmount Road East (also Route 512), Hill Street, and Hacklebarney Road. A modern bridge carries Route 512 across the Lamington River and connects the eastern area of the village and district (sometimes referred to as "downtown" Pottersville) with the western section ("uptown" Pottersville). Within this multi-jurisdictional historic district are some 53 major buildings, 3 structures, and 4 sites. Of these, only 9 buildings (8 residential and 1 commercial) and 1 structure (the bridge) are considered noncontributing; 1 building has been substantially altered, and the remaining 9 properties were constructed outside the period of significance for the district.

Bedminster Township has created a Historic Preservation Commission according to the provisions of the Municipal Land Use Law. The Bedminster Township Land Management Ordinance has been amended to require referral to the Historic Preservation Commission of applications for new buildings or alterations within any designated Historic District.

10. Public Facilities and Services: *Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative*

The Township has several joint service programs with adjoining municipalities. In education students at the high school level attend Bernardsville High School. Fire and Rescue services within the Township and especially the two centers are shared with the Borough of Far Hills. As previously noted sewer service to the centers is jointly provided through the EDC between Bedminster, Far Hills and Peapack-Gladstone. As noted in the discussion about the centers the Township has made systematic investments in open space around the centers and has coordinated its efforts with Far Hills in the case of Bedminster village.

11. Intergovernmental Coordination: *Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.*

As noted above there are a number of shared service arrangements with adjacent municipalities. In regard to the County the Township has participated in various planning efforts such as Cross-Acceptance, the County-Municipal Partnership program and has entered into an Interlocal partnership with an emphasis on projects of regional

significance. The Township also cooperates with the County in the area of solid waste especially recycling, farmland preservation with the Somerset County CADB and with the County in its Open Space Partnership grants.

APPENDIX A - DESCRIPTION OF HISTORIC RESOURCES

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
1.	44 / 2.02	John Lane Farm	Three bay renovated New Jersey Farmhouse, circa 1800. Numerous farm buildings of the same period.	SCPB 1 URWA 123
2.	44 / 2.01	Richard Field Farm	<p>Large 19th century New Jersey Farmhouse with additions and alterations. Numerous farm buildings of the same period. Avenue of symmetrical trees.</p> <p>Richard Field settled along the Lamington River on a 400-acre farm at Rattlesnake Bridge before the American Revolution. He raised cattle, crops, and fruit, which were shipped down the river to the Delaware and Raritan Canal and on to New Brunswick and Perth Amboy. The farm was sold out of the family after the Civil War by his grandsons Longstreet and Depu Field. The farm was purchased in 1935 by Kenneth B. Schley. Recently the Lana Lobell horse breeding farm.</p>	SCPB 2 URWA 122
3.	44 / 2.01	K.B. Schley Mansion	Georgian Colonial Mansion, brick with slate rook, built in 1937 for Kenneth B. Schley by architect John Cross.	SCPB 5 URWA 121
4.	44 / 2.01	William D. Field Farm House	Small 1 1/2 story 18th century New Jersey Farmhouse.	SCPB 120
5.	45 / 1	Sering Bunn House	18th century 1 1/2 story New Jersey Farmhouse. Few changes. Farm buildings remain. 1850 map shows the Widow Field. 1873 map shows Sering Bunn.	SCPB 7 URWA 119
6.	37.01 / 1	Fiddler's Elbow	American Country House, built circa 1937 for Mr. and Mrs. Frederick S. Moseley. Field stone, slate roof. Architect, John Cross. The field stone came from stone rows purchased from farmers in the hills of Hunterdon County, and hauled down by horse and	SCPB 8 URWA 144

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			wagon. Now Fiddler's Elbow Golf Club.	
7.	37 / 3	Meadowview	American Country House, built circa 1937 for Mr. and Mrs. Ogden White. Brick with slate roof. Architect, John Cross. Stable and outbuildings conform to the design of the house.	URWA 73
8.	37 / 3.01	River House	New Jersey Farmhouse, circa 1800, with alterations and additions. Homestead of Richard C. Todd, and his descendants, circa 1800-1880. Todd owned 168 acres of farmland with the house. Owned by Julius Miller, and his daughter and son-in-law, Luke and Bertha Miller Schapley from 1880 to 1932, when the farm was sold to Clarence Dillon. Later owned by Ogden White. Smokehouse, outhouse, barn, and slave buildings have been removed. Simple farmhouse transformed into country home.	URWA 74 SCPB 9
9.	11 / 1	Bishop Farm	Renovated mid-19th century New Jersey Farmhouse. Farm buildings exemplify farm culture and building techniques. The John Vanderbeak Farm in 19th century. The Reggie Bishop Farm in this century. Bishop ran James Cox Brady's Sheep Farm on Long Lane. Part of Hamilton Farm.	URWA 129 SCPB 11
10.	multiple	Lamington Historic District	Historic and Architectural Survey completed in 1981 by Heritage Studies. Lamington Historic District was listed on the State and National Registers in 1984.	URWA 69 SCPB 12-18 & 91-1
11.	12 / 1.01	Van Nest Farm	Early 19th century 5-bay New Jersey Farmhouse, with alterations and additions. The Aaron Longstreet Farm until his death in 1856. He was the Township Clerk. All the early Township records were destroyed in a fire here in 1846. John Van Nest owned the farm in 2nd half of 19th century. Edwin Willets owned the	URWA 139 SCPB 19

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			farm until 1925, when he sold to James Cox Brady. Part of Hamilton Farm.	
12.	12 / 1.02	Charlie Todd Farm	Renovated New Jersey Farmhouse with Federal influence. 1850 and 1873 maps shown C. Wyckoff. Later the Charlie Todd farm. Purchased in 1917 by James Cox Brady. Part of Hamilton Farm.	URWA 71 SCPB 20
13.	12 / 2	The Burying Ground at Foot of the Lane	Matthais Lane, who settled nearby in 1748, his children, descendants, and family slaves are among the 60 persons buried here in the Lane family cemetery. The Lanes once owned and farmed hundreds of acres surrounding the cemetery. The earliest legible stone is 1778 Peter Demund, a son-in-law of Matthais Lane.	SCPB 21 URWA 63
14.	12 / 1.03	Mill House at Vliettown	New Jersey Farmhouse with additions and alterations. Vestige of an early settlement. 1850 and 1873 maps show R.S. Vliet's grist mill, saw mill, blacksmith shop, store, and house. Later owned by George Moore, who owned and farmed the land from Pottersville to Vliettown along the river. Part of Hamilton Farm.	URWA 30 SCPB 12
15.	8 / 24.03	The Pony Farm	<p>Once the farm of John Honeyman, Washington's spy who assured victory at the Battle of Trenton. Later the William Rinehart farm. The present house, built by Rinehart, is one of the original Sears, Roebuck mail-order houses, circa 1909-1910.</p> <p>Foundation of the Foot of the Lane School is at the northeast corner of Long Lane and Black River Road. The John Honeyman house was east of the school. The Rockaway Valley Railroad ran between the school and the Honeyman house.</p> <p>The farm was purchased in 1915 by James Cox Brady, who used it as a breeding and training farm for Shetland Ponies. Creamery, ice house,</p>	URWA 26 SCPB 25

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			barns, stables, tenant house, etc., all removed. Part of Hamilton Farm.	
16.	8 / 24.04	Enoch Fritts House	A tenant house on the Hagaman Farm. Later part of the Hamilton Farm.	URWA 25 SCPb 26
17.	8 / 24.05	Hagaman House	Mid-19th century New Jersey Farmhouse and farm buildings. The Hagaman Farm. 1850 map shows C. Hagerman. 1873 map shows C.B. Hagaman. Later part of Hamilton Farm.	URWA 24 SCPb 27
18.	7 / 21	Potter House	Early 20th century Country House. Once the William Latourette Farm, later Henry Amerman. Amerman farmed the land and ran the sausage mill where the Potter house is now. The sausage mill burned in 1918.	URWA 23 SCPb 29
19.	multiple	Pottersville Historic District	Historic inventory by Dorothy Metzler and Anne O'Brien completed in 1982. Pottersville historic district listed on the State and National Registers of Historic Places in 1990.	URWA 22 SCPb 30-47
20.	1 / 1.01	George Thurston House	Built by George Thurston, a Union Army soldier, on his return from the Civil War. Used as a school circa 1900.	URWA 21
21.	8 / 13	William Moore House	L-shaped early Queen Anne frame two-story house. Stick style porch. Cutout fan-shaped large board in gable. Built by William and Susan Moore circa 1870-1880. He was a son of George Moore, a farmer who owned most of the land in Pottersville today, and down along the river.	SCPb 47 URWA 22
22.	2 / 5	Herzog Farm	19th century New Jersey Farmhouse and farm buildings. Shows on 1850 map as Philhower house. Margaret Philhower married Anton Herzog. Shows on 1873 map as Anton Herzog. The Herzogs have farmed this land for more than 100 years.	URWA 20 SCPb 48

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
23.	8 / 17	DeCoursey Fales House	American Country House. Extensive alterations and additions in the 1920s by architects Delano and Aldrich of New York City.	URWA 17 SCPB
24.	8 / 17	Martin Rinehart Farm	18th or 19th century New Jersey Farmhouse and wagon house. Long the Rinehart farm. Sold to DeCoursey Fales in 1920 by Martin Rinehart.	URWA 18 SCPB 49
25.	8 / 18	Dr. Knight's Corner	19th century New Jersey Farmhouse. 1873 map shows F.K. Lamerson. House was bought circa 1920 by Dr. Augustus Knight. Dr. Knight's Corner was a traditional meeting place of the Essex Fox Hounds. Dr. Knight was a member of the Township Committee 1930 - 1948. The house was owned circa 1945 - 1965 by Marguerite and William Wiles Elder, breeders and exhibitors of English Springer Spaniels under the Maquam Kennel name.	URWA 16 SCPB 50
26.	2 / 8	William Miller House	High Victorian farmhouse and wagon house. Shows on 1873 map as William Miller, a peach farmer who owned 150 acres surrounding the house.	URWA 15 SCPB 51
27.	2 / 14	Frank Miller House	Early 20th century hip roof house built by Frank Miller, a farmer, circa 1910.	URWA 14
28.	9 / 1	Union Grove Schoolhouse	Built on land conveyed to the Trustees of School District #12 by David C. Gaston in 1861. Closed as a school in 1930.	URWA 10
29.	4 / 4	William Lisk House	Built by John Bodine in 1910. There's a duplicate of this house on Bodine Avenue in Gladstone.	URWA 130 SCPB 54
30.	4 / 1	Harry Lisk House	1873 map shows W. Van Doren. His son-in-law William Lisk moved into the house in 1899. Harry Lisk, a son of William, lived here until his death in 1981.	URWA 8

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
31.	4 / 3	Boyd House	18th century saltbox with additions and alterations.	URWA 9
32.	5 / 4	O'Keefe House	Built circa 1900 by Thomas O'Keefe, a farmer. During the 1900's, Ben and Gertrude Henderson lived here. He was a mason and helped pour the foundation for the first Brady big house. Mrs. Henderson was the nanny for Elizabeth Ballentine Stevens.	URWA 7
33.	5 / 3	Henderson House	Built in 1905 by Albert Henderson, a mason and one-time engineer on the Rockaway Valley Railroad. Henderson was employed in constructing some of the estate homes in the area.	URWA 6 SCPB 58
34.	5 / 2	Conroy House	Mid-19th century New Jersey Farmhouse with extensive alterations.	URWA 5
35.	2 / 8	Charlie Miller Farm	New Jersey Farmhouse with alterations and additions, and outbuildings. 1873 map shows N. Todd. Later Charlie Miller Farm until purchased by DeCoursey Fales in the 1900s.	URWA 4 SCPB 61
36.	5 / 1	Ballentine	Mid-19th century Federal-style House with unusually formal symmetrical cut stone exterior. Greek Doric portico. 1873 map shows J. Opdycke. Extensive alterations and additions for Francis K. Stevens circa 1910. Later occupied by his daughter Elizabeth and her husband, Peter Ballentine (of Ballentine Brewery). Farm barns and well house of tile brick with a witches' cap peak.	URWA 3
37.	3 / 1	Emmons House	Mid-19th century stone Farmhouse. The house straddles the Morris-Somerset County line. "The owner of this house sleeps in Chester and eats in Bedminster." 1873 map shows J. Emmons. Later part of the Ballentine Farm.	URWA 1
38.	9 / 1	Feller House	Post Civil War New Jersey	URWA 11

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			Farmhouse. Built by Daniel Feller, a Union Army soldier, on his return from the Civil War. Later owned by John Hurd. Sold to James Cox Brady in 1913. Part of Hamilton Farm.	
39.	5 / 8	Upper Kennels Farm	<p>Mid-19th century New Jersey Farmhouse, farm barns, and outbuildings. 1873 map shows Morris P. Crater. Purchased by Charles Pfizer circa 1890 when he bought the horses and hounds of the Essex Hunt to Gladstone. Part of Hamilton Farm.</p> <p>There once was a still up behind the barns and a pesthouse for people with infantile paralysis. People would leave food outside.</p>	URWA 12 SCPb 56
40.	9 / 1	Hamilton Farm	<p>American Country House, farm barns, outbuildings, and stable on 5000-acre farm assembled by James Cox Brady between 1911 and 1927. At one time Hamilton Farm was the largest working farm in New Jersey.</p> <p>The brick residence was built in 1924 on the foundation of the 1914 Brady house which burned in 1923. The architect was Montague Flagg.</p> <p>The house was restored by the present owner, Beneficial Management Corp., after fire destroyed the interior in 1978. Beneficial owns 500 acres of the farm, and uses the house as a corporate guest house.</p> <p>The stable, brick with a stucco facade, was built in 1916 for Mr. Brady's hunters and show horses. The brick and tile interior has 41 box stalls and a galleried trophy room. The architect was William Weissenberger, Jr., of New York. The stable has been the headquarters of the U.S. Equestrian Team since 1961.</p>	URWA 13 SCPb 52 and 53
41.	9 / 6	Glenelg	The Arthur A. Fowler House. A Country House of English derivation built around a small hunting lodge in	

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			1907. Edward S. Hewitt, brother-in-law to Mr. Fowler, was the architect. Extensive alterations in the 1930s by architect Mott B. Schmidt of New York City.	
42.	14 / 1	October House	Tudor County House built circa 1910 for an Englishman, Harry Lance, a member of the Essex Hunt. Purchased by W. Thorn Kissel in 1918. Property original included 500 acres and the sites of several newer houses. Kissel constructed a small polo field here and brought polo to this area. 1850 and 1873 maps show schoolhouse here.	URWA 72 SCPb 78-1
43.	14 / 9	Mr. Kissel's Carriage House	Early 20th century carriage house converted to a residence.	URWA 43
44.	14 / 10-11	Timberfield	1850 and 1873 maps shown P. Honeyman. Early New Jersey Farmhouse, +/- 1800. Extensive alterations and additions for David Hunter McAlpin Pyle in the 1920s by architect A. Musgrave Hyde.	URWA 44 SCPb 78
45.	13 / 10	Red Barns	Mid-19th century New Jersey Farmhouse and farm and farm barns. 1850 map shows P. Messler. 1873 map shows W. Heath. Once the Michael Shay Farm. Later Stuyvesant Pierrepont. He would buy it and sell it and buy it back again. May occupants, including Richard Gambrell (before he built Vernon Manor), LeRoy Whitney, F.E. Johnson, Frederick S. Jones, and others.	URWA 41 SCPb 80
46.	21 / 3	Francis Kinnicut House	English Tudor House built in the 1920s for Francis Kinnicut. Architect Nelson Breed.	URWA 48 SCPb 79
47.	13 / 12	Latourette House	19th century New Jersey Farmhouse renovated to an American Country House. Shows on 1850 and 1873 map. Extensive renovations in 1920s for Shelton Martin by architect, Henry Sedgewick of New York City. Martin was a member of the Township	URWA 59 SCPb 81

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			Committee for many years, and Master of the Essex Drag Hounds. Mrs. Martin was one of the first women to ride with the Essex Drag and alter the Essex Fox Hounds.	
48.	21 / 7	David Bird House	Renovated New Jersey Farmhouse. 1850 and 1873 maps shown David Bird. House sits between two tributaries of Middlebrook. Original house was a four-room two-story farmhouse. Many occupants including William Clelland, Alfred Borden, Howell Forbes. W.A.K. Ryan and others.	URWA 58 SCPB 82
49.	13 / 6	William Griffin House	New Jersey Farmhouse transformed to a Country House by extensive alterations and additions. 1850 and 1873 maps show G. Biggs.	URWA 40 SCPB 76
50.	9 / 9	Spook Hollow Farm	Built circa 1910 by Frederick Bull, member of the Essex Hunt. Stucco house with Dutch gambrel roof. Stuccoed stable courtyard and cottages generally match the main house. Later owned by William V. Griffin, business manager for James Cox Brady. Extensive renovations in 1920s by architect F. Burrell Hoffman, for Griffin.	URWA 39 SCPB 75
51.	13 / 4	Spook Gallery The Pig Farm	18th century stone and frame house, wood shingle roof. One of few stone houses in Township. Bake oven. Purchased by James Cox Brady in the 1900s. He used it as his Pig Farm, where he raised Duroc-Jersey swine. Part of Hamilton Farm. Road once went south of the house, re-routed to north side. Once there were A-shaped pig houses all around the house.	URWA 38 SCPB 74
52.	8 / 23.03	The Sheep Farm	19th century New Jersey Farmhouse with extensive alterations and additions. 1850 map shows J. Vleet and smithy shop of S.J. Vleet. 1873 map shows J.H. Linabery house and blacksmith shop. Later the William McCatherin Farm. Purchased in 1914	URWA 35 SCPB 64

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			by James Cox Brady, who raised Dorset Sheep at the farm. Part of Hamilton Farm.	
53.	12 / 3	Mr. Dillon's Farm on Long Lane	Early Victorian Farmhouse and many outbuildings. 1850 map shows S. Sutphen. 1873 map shows P.C. Sutphen. Owned in the 1920s by a New York attorney, Joseph Larocque of Bernardsville, who ran a big farm operation here with sheep, pigs and draft horses. Later part of Dunwalke Farm.	URWA 34 SCPB 65
54.	8 / 24.02	Crater Farm	Federal Farmhouse in two sections. Earliest section circa 1810. 1850 map shows Lemuel F. Crater. 1873 map shows Lemuel F.L. Crater. Part of Hamilton Farm. Many occupants, including Mr. and Mrs. Herman Bowker, Mrs. E.W. Clucas, and Mr. and Mrs. Philip Smith.	URWA 33 SCPB 66
55.	12 / 3	Hoy Farm	New Jersey Farmhouse built in three sections. 1873 map shows J.A. Welsh. Later the Hoy Farm. Purchased in the 1920s by Clarence Dillon. Part of Dunwalke Farm. House was moved in the 1920s. Once occupied by Douglas Robinson and later Richard Whitney	SCPB 69 URWA 131
56.	12 / 3.02	Brookfield Farm	Georgian Colonial House built circa 1960 for Mr. and Mrs. Mark Collins. Architect, Ellsworth Giles of Bernardsville.	URWA 32 SCPB 68
57.	8 / 24.01	Windmill Farm	New Jersey Farmhouse with extensive alterations and additions. 1850 map shows William W. Vliet. 1873 map shows William H. Vliet. Later the Charles McMurtry Farm. Purchased by James Cox Brady in 1916. Part of Hamilton Farm.	URWA 31 SCPB 67
58.	8 / 20	Fairview Farm	18th century New Jersey Farmhouse with additions and alterations. 1850 map shows W. Cortelyou. 1873 map shows J.H. Vliet. Later Phil Frank's Farm. Frank sold to Paul and Robert Zuhlke circa 1910. The Zuhlke's	URWA 28 SCPB 194

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			deeded the farm to the Upper Raritan Watershed Association as a wildlife preserve. Offices of URWA are maintained on the premises.	
59.	8 / 22	Little Lane Lodge	19th century New Jersey Farmhouse with extensive alterations and additions. 1873 map shows R.S. Vliet. Later the Jonathan Potter Farm. Purchased in 1902 by Frederick and Florence Jones. Mr. Jones was the author of "Recollections of the Essex Hunt." The house was later owned by Mr. and Mrs. Philip Smith, Jr., and Senator and Mrs. John H. Ewing.	URWA 29 SCP63 63
60.	12 / 4	Cornerhouse	Built in 1958 for Mr. and Mrs. Sidney Spivak in the manner of an 18th century French Country House. Architect, Mott B. Schmidt of New York City.	URWA 132
61.	12 / 5	Hez Eick Farm	New Jersey Farmhouse with alterations and additions. Many owners. 1850 map shows M. and E. Cortelyou. 1873 map shows G. Hoffman. Later the Hezekiah Eick farm until 1924 when sold to William Phillips. Owned more recently by William Vandeventer until 1981.	URWA 36
62.	12 / 3.01	Dunwalke Farm	Georgian House built in 1928 for Clarence Dillon, who assembled a 1000-acre estate and working farm. Architect, John Cross. The handsome oversize red brick was brought to Virginia as ballast in a ship circa 1680 to construct a house that later burned. The brick was purchased by Mr. Dillon and brought to New Jersey to construct Dunwalke. The garage and indoor tennis court are in the style of the house and built at about the same time. Now owned by Princeton University and used as an academic conference center.	URWA 62
63.	12 / 6	Douglas Dillon House	Georgian Colonial House built in 1936 on the site of a 1900 house built and occupied by Leon Israel. Architect,	URWA 135

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			Mott B. Schmidt.	
64.	12 / 3	Lane House	18th century New Jersey Farmhouse. Part of Dunwalke Farm. Stone ice house. The farm drive is the old Vlietown Road, vacated when Clarence Dillon purchased all the surrounding land.	URWA 61
65.	12 / 3	Sutphen House	1 1/2 story Dutch Colonial Farmhouse. Part of Dunwalke Farm.	URWA 34 SCPB 71-1
66.	13 / 8	Peapacton Farm	American Country House circa 1914 for Mr. and Mrs. Stuyvesant Pierrepont. Architect, Montague Flagg. Part of the landholdings of the Sutphen family. Guisbert Sutphen came to Bedminster about 1743, traveling with a yoke of oxen and a cart on which were his family, household goods, and a chest of carpenter's tools. He made many land purchases. His son, Guisbert 2nd, bought land along Middlebrook. On the farm is an early New Jersey Farmhouse, probably built by one of the Sutphens and later owned by Zachariah Smith, a farmer. After a fire circa 1933, the house was extensively renovated for Hovey C. Clark.	URWA 37 SCPB 71
67.	13 / 13	Meadowbrook Farm	Early New Jersey Farmhouse with extensive alterations and additions. Part of the Sutphen landholdings. The 1766 Hills map shows a house on this site. 1850 map shows G. Sutphen. 1873 map shows A.C. Sutphen. Extensive renovations in the 1920s for James McAlpin Pyle by architect, A. Musgrave Hyde. The barn was moved to the site by Mr. Pyle from his farm at McAlpin's Corner on Jockey Hollow Road in Morris Township.	URWA 57 SCPB 73
68.	21 / 9	Larger Crossroad School	19th century schoolhouse. Shows on 1850 and 1873 maps. Closed as a school in 1923. The schoolteacher was paid \$1000 a year.	URWA 56

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
69.	12 / 14	David Dunham House	New Jersey Farmhouse. Shows on 1873 map. Several smaller houses on property. Also large 7-story barn with Dutch roof and cupola. Later owned by A. Filmore Hyde, and used as a home for George Brice and his family. Mr. Brice was huntsman to the Essex Fox Hounds, 1913 - 1935. The barn was the stable for Mr. Hyde's hunting horses.	URWA 55 SCPB 83
70.	39 / 20	Dunham Farmhouse	Early 19th century New Jersey Farmhouse with alterations and additions. 1850 and 1873 maps show R. Dunham. Subsequent owners include Rodger Mellick, Robert Locke, David Klipstein, and Malcolm S. Forbes, Jr.	SCPB 87 URWA 55
71.	40 / 1	Ashmun House	Square Greek Revival House moved from 40 / 2.	URWA 55 SCPB 86
71-A.	39 / 21.01	Middlebrook	Georgian Colonial House built in the 1920s for Mr. and Mrs. Rodger Mellick. Architect, A. Musgrave Hyde of New York. Partial stone exterior and courtyard. The living room wing was detached in the 1930s and moved to 39 / 21 to become part of a newer house.	
72.	40 / 2.01	Caper Hill Farm	Colonial Revival House. Brick with hip roof. Built in 1960s for Samuel and Nancy Martin. Farm barns and stables across the road.	URWA 86 SCPB 121
73.	40 / 9	Petty House	New Jersey Farmhouse. 1873 map shows P.S. Petty. Later owned by R. Stuyvesant Pierrepont.	URWA 140
74.	39 / 25	Isaac Newton Voorhees House	Early 19th century New Jersey Farmhouse. 1873 map shows I. Voorhees. Voorhees was the proprietor of the original Pluckemin store, which burned in 1892. He raced trotting horses, and was 100 years old in 1962.	URWA 94
75.	22 / 42	Elias Woods	New Jersey Farmhouse built circa	URWA 49

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
		House	1905 for Elias Woods, a farmer.	SCPB 129
76.	21 / 33	Clucas Cottage	Built in the 1920s by E.W. Clucas for his gardener on the site of the Clucas house, White Oaks, which was moved to 22 / 9. Extensive alterations and additions circa 1975.	URWA 50
77.	22 / 9	White Oaks Farm	The David Nevius Farm. House originally sat at 21 / 33. Said to have been a stage coach stop on Lamington Road. Owned by Frank Stoutenberg, a Newark clothier, circa 1900. Purchased by Edward W. Clucas circa 1917. Skidded up the hill into the oak grove by means of horses and a capstan circa 1917. Alterations and additions including a ship's room, round brick water tower, stables and kennels. Later owned by Dr. John Kurrence, an arthritis specialist, who subdivided the farm circa 1948.	SCPB 131
78.	21 / 17	J.G. Schomp House	Mid-19th century New Jersey Farmhouse. Shown on 1873 map. Later the Aaron Beers Farm. Circa 1920 - 1975, owned by Emily Stevens, who built Redfields Stable.	URWA 51 SCPB
79.	21 / 17	Redfields Stable	Elaborate courtyard stable in the Federal style. Built circa 1920 for Emily Stevens. Notable for its arches, quoins, rustication, and columns. Architect was a Mr. Courtingly, Mayor of Mendham, who also designed St. John the Baptist School and Convent on Route 24 in Mendham. House behind stable built at the same time for Miss Stevens, and designed by Mr. Courtingly.	URWA 52 SCPB 126
80.	21 / 16	Cornelius Layton Farm	New Jersey Farmhouse with alterations and additions. Wood frame with stucco. Shows on 1873 map. Once the Barry Farm and later owned by R. Stuyvesant Pierrepont.	URWA 136 SCPB 125
81.	21 / 14	Blacksmith Shop	Old blacksmith shop expanded and converted to residence	URWA 53

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
82.	21 / 12	Jefferson House	Hip roofed house built 1912. Home of Arthur Jefferson, the saddle maker, whose saddlery was in Bedminster village at 34 / 4.	URWA 54
83.	40 / 3	Windy Hill Farm	Early New Jersey Farmhouse with many alterations and additions. Several outbuildings and cottages. Silo. Many owners including Larned, Borland, Prentice, Vogel, Lonegran, Vila, Bryan, and Spohler.	URWA 88 SCPB 85
84.	41 / 25	Wortman Farm	19th century New Jersey Farmhouse. 1850 and 1873 maps show I. Wortman.	URWA 89
85.	41 / 1	Cedar Ridge Farm	Early 19th century New Jersey Farmhouse transformed to Country House by alterations and additions. Farm buildings and brick smokehouse. Isaiah "Zebbie" Mullen's farm circa 1873 - 1900. He sold the farm, retired from farming, and built a house at 32 / 4, next to Bedminster Reformed Church.	URWA 87 SCPB 84
86.	40 / 2	Charles Scribner House	Georgian Colonial Mansion by architect A. Musgrave Hyde for Charles Scribner of the book publishing company. Built 1924. Harmonizing courtyard stable group by Mr. Hyde at the same time.	URWA 85 SCPB
87.	12 / 13	The Farm	New Jersey Farmhouse built in 1952 by some members of the Sutphen family. Owned by succeeding generations of Sutphens until sold to Harold Freeman in 1914 by Anna W. Sutphen, unmarried daughter of Peter and Sophia Van Doren Wyckoff Sutphen. Alterations and additions for Mr. Freeman.	URWA 64
88.	12 / 13	Freeman Tenant House	New Jersey Farmhouse, farm barns, and outbuildings. Identical to the house described in the foregoing No. 87, but without the alterations and additions. There once was an open well in the kitchen.	URWA 65

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
89.	12 / 12	The Game Warden's Cottage	Stone cottage built in the 1950s for Leo Schurr, the game warden.	URWA 138
90.	30 / 13-14	Southfield	Renovated 19th century New Jersey Farmhouse. 1850 map shows Martin Bunn. 1873 map shows Ephriam Eick.	URWA 66
91.	19 / 3	The Old Stone House	Built in 1752 by Johannes Moelich, an early German settler. Made famous by <i>The Story of an Old Farm</i> (and its abridged version, <i>Lesser Crossroads</i>), written by his descendant, Andrew D. Mellick, Jr., in 1889. The original landholding was 367 acres. Four generations of Mellicks were farmers, tanners of leather, and grinders of bark.	URWA 124 SCPB 130
92.	19 / 2	Elm Cottage Schomp's Mill and House	An early mill here was owned by Robert Allen, later Robert Gaston who sold to Stephen Hunt in 1766. Hunt sold to Nicholas Arrowsmith. House and mill purchased from estate of Judge Arrowsmith in 1845 by Cornelius Wyckoff Schomp. House and mill rebuilt in 1845. Later owned and operated by his son, William A. Schomp. At one time there were both a grist mill and a sawmill here. Owned by the Kate Macy Ladd Fund.	URWA 125 SCPB 190
93.	20 / 2	Schomp House	1873 map shows as tenant house for Schomp's Mill across the road. Mid-19th century farmhouse. Now owned by Kate Macy Ladd Fund. Addition to rear circa 1965.	URWA 126
94.	19 / 2	The Hogback and Hunt's Folly	The high spine of land between Peapack Brook and the North Branch of the Raritan is traditionally known as the Hogback. In 1766, Stephen Hunt, owner of the mill on 20 / 2 tunneled the Hogback and built a dam across the North Branch to increase the flow of water to his mill and the Mellick mills. The tunnel was 100 yards long, 4 feet across, and 6 feet high. The project ruined him financially, and he	

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			was forced to sell his mill. Hence Hunt's Folly. The old road to Peapack climbed the ridge of the Hogback. In 1869 a new road was built around the Hogback.	
95.	multiple	Lesser Crossroads - Bedminster Village	Lesser Crossroads-Bedminster Village Historic District National Register Nomination prepared by Heritage Studies, but opposed by residents.	SCPB 132 - 151
96.	33 / 15.01	Nevius Homestead	Built in 1772 on the 235 acre Nevius Farm, and lived in by seven generations of Nevius' until 1971 when it was sold out of the family. Originally a 1 1/2 story New Jersey Farmhouse, the roof was raised, and it was victorianized when A. Layton Nevius married Henrietta Van Dorn circa 1900. The Bedminster Township Library was in the house from 1971 - 1977. Surviving farm buildings include barns, smoke house, outhouse, wagon shed, chicken house, and well sweep.	SCPB 153 URWA 149
97.	36 / 8	Wyckoff Homestead	New Jersey Farmhouse built in 1928 by Cornelius Martin Wyckoff on a farm of 150 acres given him by his father, Martin Wyckoff. The farm was the southeast quadrant of Bedminster village today. The farm was broken up and lots sold off between 1900 and 1950. The house was sold out of the family circa 1975. See <i>The Wyckoff Family in America</i> , published by the Wyckoff Association in America.	SCPB 152 URWA 150
98.	33 / 25	Beekman House	Built circa 1841 on three acres purchased from David Nevius by the Bedminster Reformed Church. It was the church parsonage from 1841 to 1902. Domine James McNair conducted a college preparatory school for boys in the house 1877 - 1902. Originally, a square Greek Revival House with a hip roof. Purchased in 1902 by Dr. John Beekman, longtime country doctor in the area. Major	SCPB 154 URWA 151

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			alterations and additions in 1902, raising the roof to a full 2-story house with a third floor attic.	
			When Route 206 was built in 1928 - 1930, it took an acre out of the center of the property. When Route 206 was dualized in 1965, another acre became the highway.	
99.	41 / 31	Bedminster Cemetery	Four acre cemetery and site of the first (1758) and second (1818) sanctuaries of the Bedminster Reformed Church. Given to the church by Jacobus Vanderveer. The earliest stone is 1759, Phebe Ditmars Vanderveer, wife of Jacobus. When the third sanctuary was built in Bedminster village in 1898, the old building was sold to Thomas Moore. It fell in on itself in a windstorm before he could move it away.	SCPB 155 URWA
100.	41 / 34	Jacobus Vanderveer House	Built circa 1754 by Jacobus Vanderveer, an early Dutch settler who gave the land for the Bedminster Cemetery and the first and second sanctuaries of the Bedminster Reformed Church. Vanderveer had extensive landholdings. General Henry Knox and his wife, Lucy, stayed here in the winter of 1778 - 1779 when the Continental Artillery was encamped in Pluckemin.	URWA 90 SCPB 156
101.	41 / 34	Schley's Polo Field	Part of the original Jacobus Vanderveer landholdings and owned by his descendants until the late 19th century. Later the Dorey Mellick Farm. Then the Henry Ludlow Farm. Ludlow sold to Grant B. Schley circa 1900. Used by Mr. Schley and his descendants as a polo field until World War II. 19th century house and farm barns on the site.	URWA 91 SCPB 115
102.	54 / 3	James Ten Eyck House	Large 18th century Dutch Colonial House with extensive additions.	URWA 141 SCPB 114
103.	54 / 3	Kline's Mill	A saw mill was operated by William	SCPB 114-A

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			McDaniel as early as 1744. 1850 map shows the Widow Kline's grist mill, sawmill, and store. Mill has field stone foundation, one story board and batten exterior with 15-light single sash windows. Kline's Mill Road, once closer to mill, has been moved to the west. Listed on State and National Registers in 1986 and 1987.	URWA 92
104.	40 / 11.01	Whitney House	Early 19th century New Jersey Farmhouse with alterations. The house on 40 / 12 was built with materials from a wing of this house in the 1930s. Owned by Richard Whitney, President of the N.Y.S.E. in 1920s.	URWA 93 SCPb 116
105.	40 / 10	Fox Chase Stables	Built circa 1920 by Richard Whitney. Part of the Whitney Estate. New Jersey Farmhouse pre-dates the stables.	URWA 94
106.	39 / 32	McDowell Farm	18th century Dutch house with many alterations and additions. Matthew and Elizabeth Anderson McDowell settled here as early as 1767. The McDowell landholdings were extensive. Two sons, William and John, were educated at Princeton and became Presbyterian ministers. A grandson, Augustus W. McDowell, was the local country doctor and a Union Army surgeon in the Civil War. Owned early in the 20th century by Miss Agnes Fowler and her brother Oswald. Extensive alterations and additions for the Fowlers by architect Edward S. Hewitt, their brother-in-law. The intersection of Larger Cross Road and River Road is known as Hickory Corner because of the Hickory trees.	URWA 98 SCPb 117
107.	39 / 31	Hickory Cottage	Early 19th century New Jersey Farmhouse with additions and alterations. Part of the McDowell Farm. 1850 map shows R. McDowell. 1873 map shows J.M. McDowell. Renovated in the 1920s by architect	URWA 97 SCPb 118

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			Edward S. Hewitt for his sister-in-law, Miss Millie Mowler.	
108.	39 / 29	River Edge Farm	19th century New Jersey Farmhouse with major alterations and additions. Once part of the McDowell Farm. Alterations and additions in the 1920s for Mr. and Mrs. Charles Newcombe by architect Arthur Holden of Holden & McLaughlin, New York City. Owned in the 1940s and 1950s by Mr. and Mrs. William W. Brainard, who bred and exhibited wire-haired fox terriers. Brainard was an eminent dog show judge, and one of the early proponents of zoning in the Township. Owned in 1960s by Samuel and Nancy Martin, who maintained a pony breeding farm there. When the first Township zoning ordinance was adopted in 1946, Building Permit #1 was issued to the Brainards for alterations. Example of changing uses of farmland.	URWA 96 SCPB 119
109.	48 / 1 & 2	Cutting Corner	New Jersey Farmhouse, circa 1760, with additions and alterations. 1850 map shows H. Teneyck. 1973 map shows W. Kitchen. Many outbuildings. Farmhouse transformed to country house. Later owned by Mrs. Leslie Hyde and Mrs. Heyward Cutting.	URWA 80 SCPB 97
110.	50 / 2	Shale	French Provincial Mansion built in the 1920s for Mr. and Mrs. H. Rivington Pyne by architect William Adams Delano. Delano was a cousin to FDR. Frame house and farm barns at or near present site of house were said to be original Lamington Church glebe.	URWA 99 SCPB 193
111.	52 / 1	C. Maury Jones House	An early New Jersey Farmhouse with extensive alterations and additions for C. Maury Jones in the 1930s by architects Polhemus and Coffin of New York City. The driveway was Kline's Mill Road before the road was relocated. House shows on 1873 map as Mr. G.I. Vanderwort. 1925 map	URWA 100 SCPB 192

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
			and 1935 map show Richard Whitney.	
112.	39 / 26	Albert Layout Farm	19th century New Jersey Farmhouse separated into two houses. Owned in the 1920s by John Balfour Clark.	URWA 78 SCPb 100
113.	39 / 27	The Fields	A brick Tudor house by Roger Bullard, architect. Built in 1927 for John Balfour Clark of the Clark Thread Company. Reduced to one-third of its original size in 1947.	URWA 81 SCPb 96
114.	39 / 12.01	Mullen House	Small early 19th century New Jersey Farmhouse expanded to a five-bay two-story house in the 1930s by builder Joseph Kouflie. For many years it was a two-family house for farm workers. Unusual corn crib/wagon shed. East part of house is the oldest.	URWA 82 SCPb 98
115.	39 / 12	High Time Farm	Fieldstone Colonial House by architect Henry Sedgewick for Harold and Thyrsa Fowler, built 1929 - 1930. Stables and kennels. Middlebrook and Hoopstick Brook converge on the farm.	URWA 83 SCPb 99
116.	38 / 14	Lamington House	Georgian Colonial House and brick farm courtyard and tower. A house built in 1917 was designed to resemble the north portico of the White House. In 1939 the house was rebuilt of brick on the same foundation by architect Mott B. Schmidt of New York City for John K. Cowperthwaite. Farm barns and outbuildings designed for his father, Morgan Cowperthwaite, by architect James C. McKenzie of New York, and built in 1928.	URWA 76 SCPb 93, 94 & 95
117.	38 / 13	Duyckinck House	19th century New Jersey Farmhouse renovated in 1938 by architect A. Musgrave Hyde. 1873 map shows William Duyckinck, a farmer and descendant of John Duyckinck who in 1787 owned 200 acres "on the east side of High Road that leads from Lamington to Piscataqua."	URWA 77 SCPb 92

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
118.	38 / 13	Hurling House	Mid-19th century New Jersey Farmhouse, now divided into two houses. 1873 map shows G. Hurling. The Hurlings were slaves and, later free blacks, and members of the Lamington Church.	URWA 75 SCPb
119.	38 / 6	Hollingsworth House	New Jersey Farmhouse with additions and alterations. Earliest part is circa 1820.	SCPb 91 URWA 68
120.	12 / 2	Stout House	Mid-19th century New Jersey Farmhouse. Shows on 1850 map as G. Simonson and 1873 map as T.N. Stout.	URWA 67
121.	54 / 4	Frederick Crego House	18th century New Jersey Farmhouse built in two parts of equal size. 3 chimneys and 2 entries. Large barn of same vintage. Small tenant house and barn.	URWA 101 SCPb 113
122.	52 / 6	Kean House	Early 19th century New Jersey Farmhouse, with additions and Greek Revival front entry. Extensive renovations circa 1950 by architect Eldredge Snyder. 1850 and 1873 maps show Van Arsdale.	URWA 102 SCPb 112
123.	52.01 / 3	Tall Oaks Farm	Early 19th century New Jersey Farmhouse with extensive alterations and additions. For many years the home of Township Committeeman Screven Lorillard.	URWA 108 SCPb 111
124.	52.01 / 2	Southdown	The Harry McMurtry Farm. Early 19th century New Jersey Farmhouse. Purchased in the 1920s by Arthur R. Jones. Extensive alterations and additions for Mr. Jones by architect A. Musgrave Hyde.	URWA 109 SCPb 110
125.	50.01 / 3	Bunn Farm	Early 19th century New Jersey Farmhouse. Owned and remodeled in the 1930s by Harold Tappin.	URWA 110
126.	62 / 1	J. W. Annin House	Early 19th century New Jersey Farmhouse. Italiante porch added	URWA 111 SCPb 109

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			later. Chimneys gone.	
127.	50.01 / 4	Hedgerow	Large early 19th century New Jersey Farmhouse with additions and alterations. Well in front of house.	URWA 112 SCPB 108
128.	49 / 1	Burnt Mill School	One room country schoolhouse from 1893 - 1927. Additions and alterations circa 1971. Land acquired in 1893 from John B. Spears. The school house was built by an itinerant carpenter.	URWA 142
129.	45.05 / 4	Vanderwort Farm	Early New Jersey Farmhouse built in three stages. 1850 map shows P. Vanderwort.	URWA 117 SCPB 103
130.	45.02 / 12	Craig Cottage	Built in the 1930s as a summer cottage on the river by Dr. Henry A. Craig, a Somerville doctor.	URWA 143
131.	45.02 / 11	John J. Powlson House	New Jersey Farmhouse with Victorian alterations and additions. 1873 map shows J. Powlson.	URWA 118 SCPB 102
132.	50.01 / 2	Powellson Farm	Mid-19th century New Jersey Farmhouse. 1873 map shows W. Paulison. The greenhouse is built on the foundation of an old summer hotel circa 1910, later the first home of the Matheny School.	URWA 113 SCPB 107
133.	61 / 2	Four Furlongs Farm	Two early New Jersey Farmhouses with additions and alterations. The greensward was the playing field of the Burnt Mill Polo Club circa 1930 to World War II, a private landing field from 1946 to 1970, and again the base of the Burnt Mill Polo Club from 1973 to the present time.	URWA 114 SCPB 105, 106
134.	48.01 / 1	Deerfield	Mid-19th century New Jersey Farmhouse, built in two stages. Victorian cornice, low pitched metal hip roof with railing. 1850 and 1873 maps show Dr. T. Blackwell. Later owned by Heyward Cutting.	URWA 115 SCPB 101
135.	45.05 / 9	William	19th century New Jersey Farmhouse.	URWA 116

<u>Site Number</u>	<u>Block/Lot</u>	<u>Historic or Traditional Name</u>	<u>Historical and Architectural Significance</u>	<u>Designation in Other Surveys</u>
		Milnor House		
136.	62 / 10	Mellick Farm	Mid-19th century high Victorian Farmhouse, barn, and wagonhouse. Farmed by the Mellick family circa 1860 - 1940. The homestead of Tunis Mellick, a great bear of a man with a voice like a fog horn. Described as the most grotesque and bizarre figure in attendance at the 1912 Republican Convention. "Tune" Mellick, known as the "Mayor of Pluckemin," drove around in a buggy dressed in black like a Boer farmer, often following the Essex Drag and encouraging the riders. A descendant, Clarence Mellick, sold the 147-acre farm to John Stephenson in 1940.	URWA 103 SCPB 184
137.	7 / 2	Dow Farmhouse	Mid-19th century New Jersey Farmhouse with renovations and alterations.	URWA 104 SCPB 193
138.	63 / 1	Gerofsky House	Early 19th century New Jersey Farmhouse. Longtime home of the late Superior Court Judge, Leon Gerofsky. Before his appointment to the bench, Gerofsky was Township Attorney for many years.	URWA 105 SCPB 185
139.	62 / 12	Elm Hill	18th century New Jersey Farmhouse. Said to have been built in 1734, and may be the oldest house in the Township.	URWA 106 SCPB 186
140.	61 / 8	Lovejoy House	1850 and 1873 maps show Wilson. Later Silleman. Gaston Farm in the 1930s. Purchased by Mr. and Mrs. Winslow Lovejoy in 1936. Extensive alterations and additions for Lovejoy by architect Frank Nelson. Large barns have been removed. One had a beam marked "1836."	URWA 107
141.	multiple	Pluckemin Historic District	Pluckemin Historic District is listed on both the NJ Register of Historic Places and the National Register of Historic Places. See "An Architectural and Historical Inventory of the Village of Pluckemin," by Heritage Studies for	URWA 158-175 180-183

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			the Bedminster Township Planning Board, 1981.	
142.	72 / 1	McEowen House	18th century Dutch house with additions and alterations. James McEowen kept a store here which was raided by the British during the American Revolution. The house stood originally at the corner, and was moved in the 1940s when the gas station was built. British prisoners who were kept here cut their initials into the window glass. In 1890, James Brown, owner of the Kenilworth Inn, owned the house. There was a nine-hole golf course south of the house, and a mill by the brook. The house was used as the village school several years before the schoolhouse was built in 1912.	
143.	72 / 4	Pluckemin Church Cemetery	2.43 acre cemetery with stone wall all around and early wrought-iron gates, built in 1896. Part of cemetery land was acquired in 1851, additional land in 1896 from James Brown, Jr.	SCPB 179-C
144.	72 / 7	Lewis Wood House	18th century three-bay, two-story Half House.	SCPB 178
145.	71 / 15	J.B. Vanderveer House	Village house and former store of J.B. Vanderveer, "Dealer in Gen. Merchandise and Clothing," in the mid-19th century. House built in three sections: rear ell 1830 - 1840; right side circa 1845; left side circa 1865.	SCPB 188
146.	71 / 14	Hoffman House	Queen Anne House, gabled slate roof, wood and shingles. Built by Tom Hoffman, circa 1890.	Demolished
147.	59 / 13.01	Cromwell House	19th century New Jersey Farmhouse.	Demolished
148.	59 / 11	Great Pluckemin Stone Mystery	65 massive stones in a row more than 150 feet long in a wooded section north of Pluckemin. Cultural feature placed there either by Indians or early farmer. May be the remnants of an early dam.	SCPB 157,

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149.	59 / 1 & 10	Artillery Park	Site of the 1778 - 1779 winter encampment of General Henry Knox and the Continental Artillery. Later a military hospital and militia training area. Investigation conducted by the Pluckemin Archeological Project, and historical and archeological research group.	SCPB 101,
150.	59 / 10	Higgins House	American Country House built in stages. Oldest part is circa 1930.	Demolished

APPENDIX B PROJECTIONS

POPULATION PROJECTIONS					
	Census on April 1,		NJDOL Projections to July 1,		
	1990	2000	2005	2015	2020
State	7,730,188	8,414,350	8,741,700	9,400,700	9,780,600
Somerset County	240,245	297,490	319,700	361,000	384,600
Bedminster Township	7,086	8,302			
	NJTPA Projections				
	2005	2015	2020	2025	
State	8,664,913	9,187,258	9,417,726	9,679,180	
Somerset County	308,283	341,393	363,364	376,053	
Bedminster Township	8,431	9,772	11,052	12,559	
	2004 CUPR PROJECTIONS				
State	2010	2020			
Somerset County					
	332,726	367,963			
Bedminster Township					
	10,349	12,396			
	MUNICIPAL CROSS-ACCEPTANCE PROJECTIONS				
State	2005	2010	2015	2020	2025
Somerset County					
	315,850	325,480	337,190	349,240	361,560
Bedminster Township					
	8,310	8,350	8,390	8,430	8,480

HOUSEHOLD PROJECTIONS								
		CENSUS			NJDOL			
		1990	2000	2005	2015	2020		
State		2,794,711	3,064,645					
Somerset County		88,346	108,984					
Bedminster Township		3,447	4,235					
		DRAFT 2004 NJTPA PROJECTIONS						
State		2005	2015	2020	2025			
Somerset County								
		114,872	131,401	141,944	152,054			
Bedminster Township								
		4,254	5,355	6,296	7,305			
		2004 CUPR PROJECTIONS						
		2010	2020					
State								
Somerset County		120,471	134,116					
Bedminster Township		5,659	6,829					
		MUNICIPAL CROSS-ACCEPTANCE PROJECTIONS						
		2010	2020	2005	2010	2015	2020	2025
State								
Somerset County		120,471	134,116	114,820	118,930	123,730	128,410	134,500
Bedminster Township		5,659	6,829	4,260	4,280	4,290	4,300	4310

EMPLOYMENT PROJECTIONS					
	CENSUS			NJDOL	
	1990	2000	2000	2010	
State	3,663,500	3,930,633	3,996,650	4,449,550	
Somerset County	140,900	183,836	187,950	218,450	
Bedminster Township		5,917			
DRAFT 2004 NJTPA PROJECTIONS					
	2005	2015	2020	2025	
State	4,078,501	4,466,640	4,651,690	4,858,043	
Somerset County	212,893	238,994	247,719	253,747	
Bedminster Township	5,111	5,667	6,035	6,356	
DRAFT 2004 NJTPA PROJECTIONS					
	2005	2015	2020	2025	
State	4,078,501	4,466,640	4,651,690	4,858,043	
Somerset County	212,893	238,994	247,719	253,747	
Bedminster Township	5,111	5,667	6,035	6,356	
2004 CUPR PROJECTIONS					
	2010	2020			
State					
Somerset County	202,025	237,891			
Bedminster Township	7,659	9,481			
MUNICIPAL CROSS-ACCEPTANCE PROJECTIONS					
	2005	2010	2015	2020	2025
State					
Somerset County	188,160	220,870	214,470	227,580	243,140
Bedminster Township	5,110	5,310	5,670	6,040	6360